HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: May 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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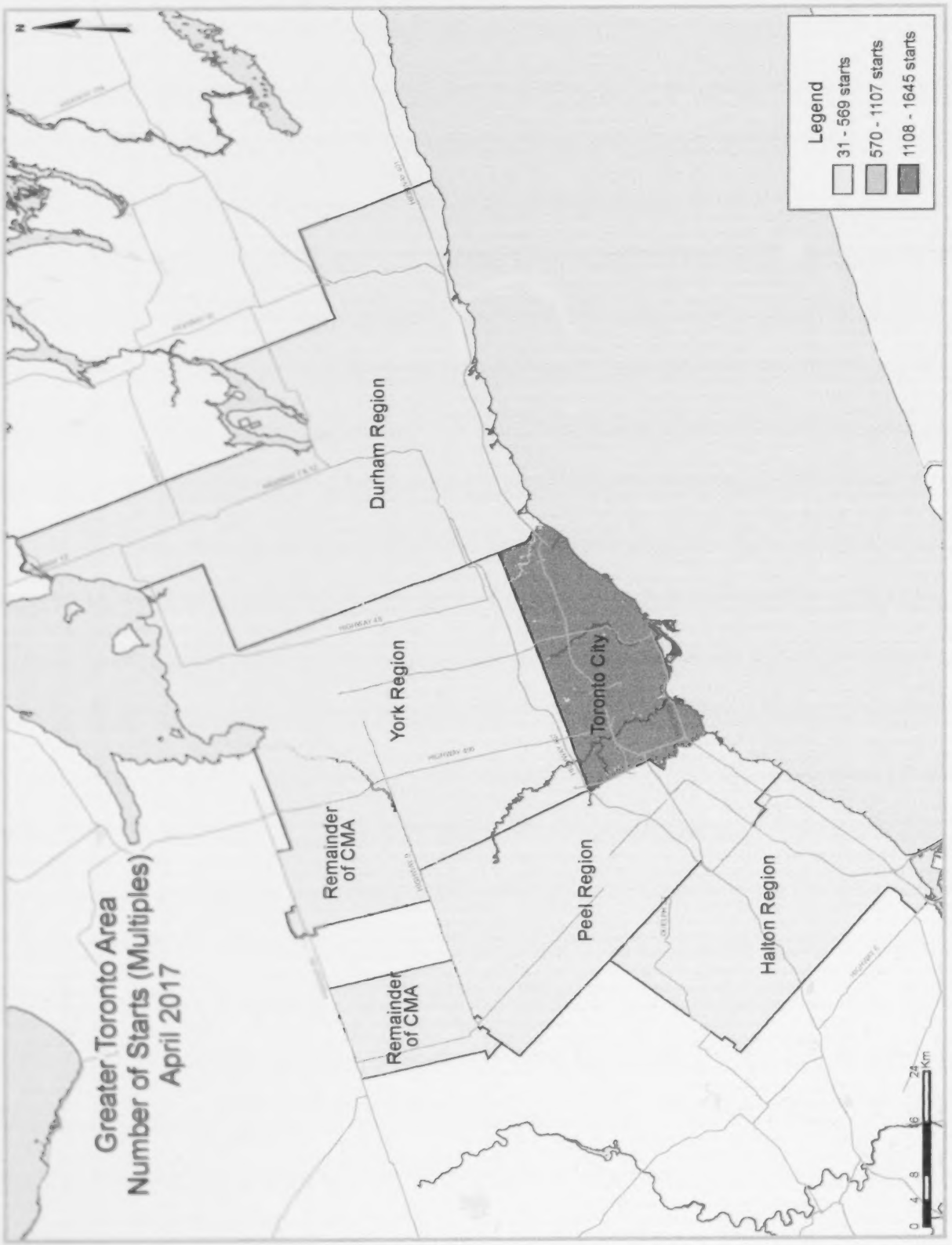
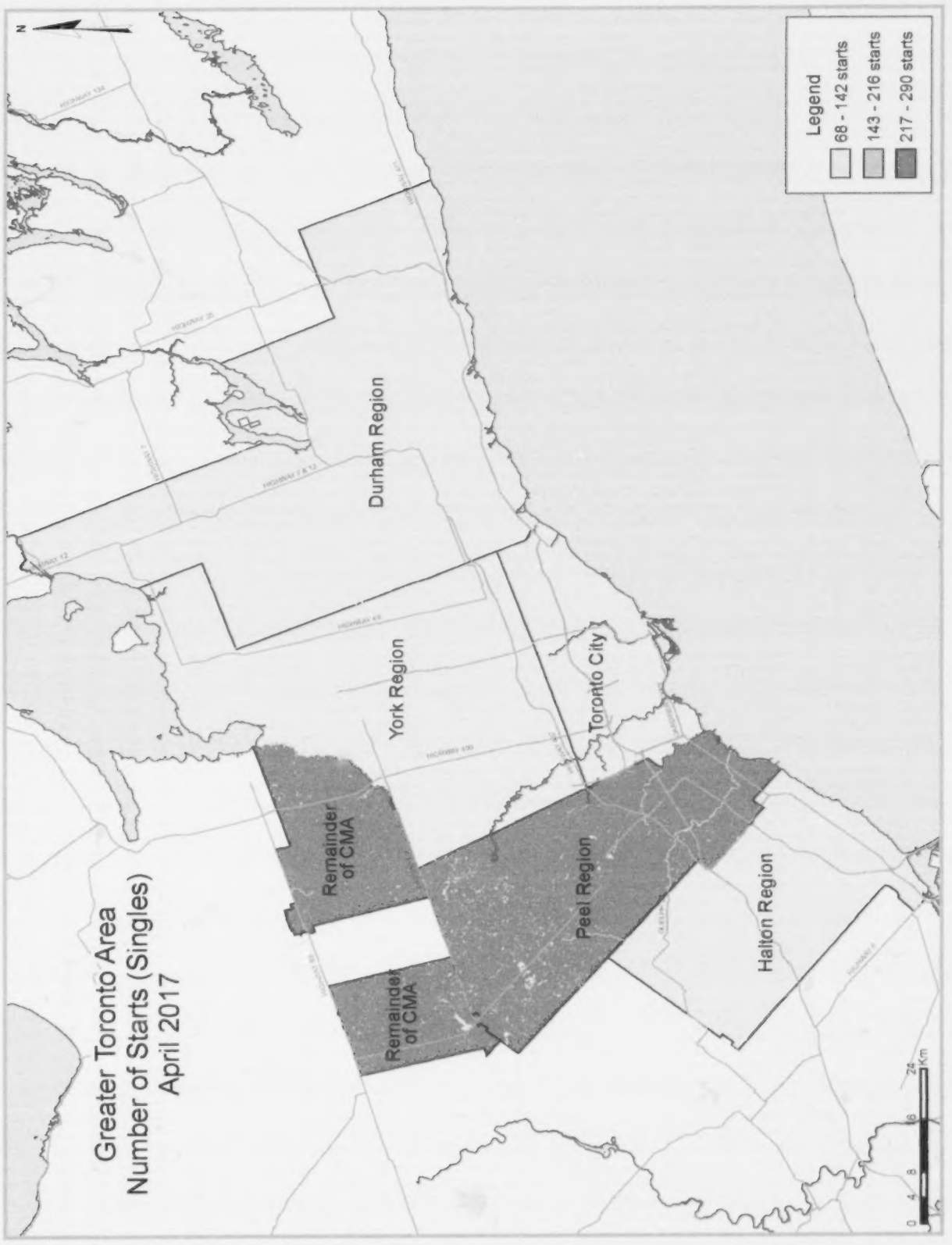
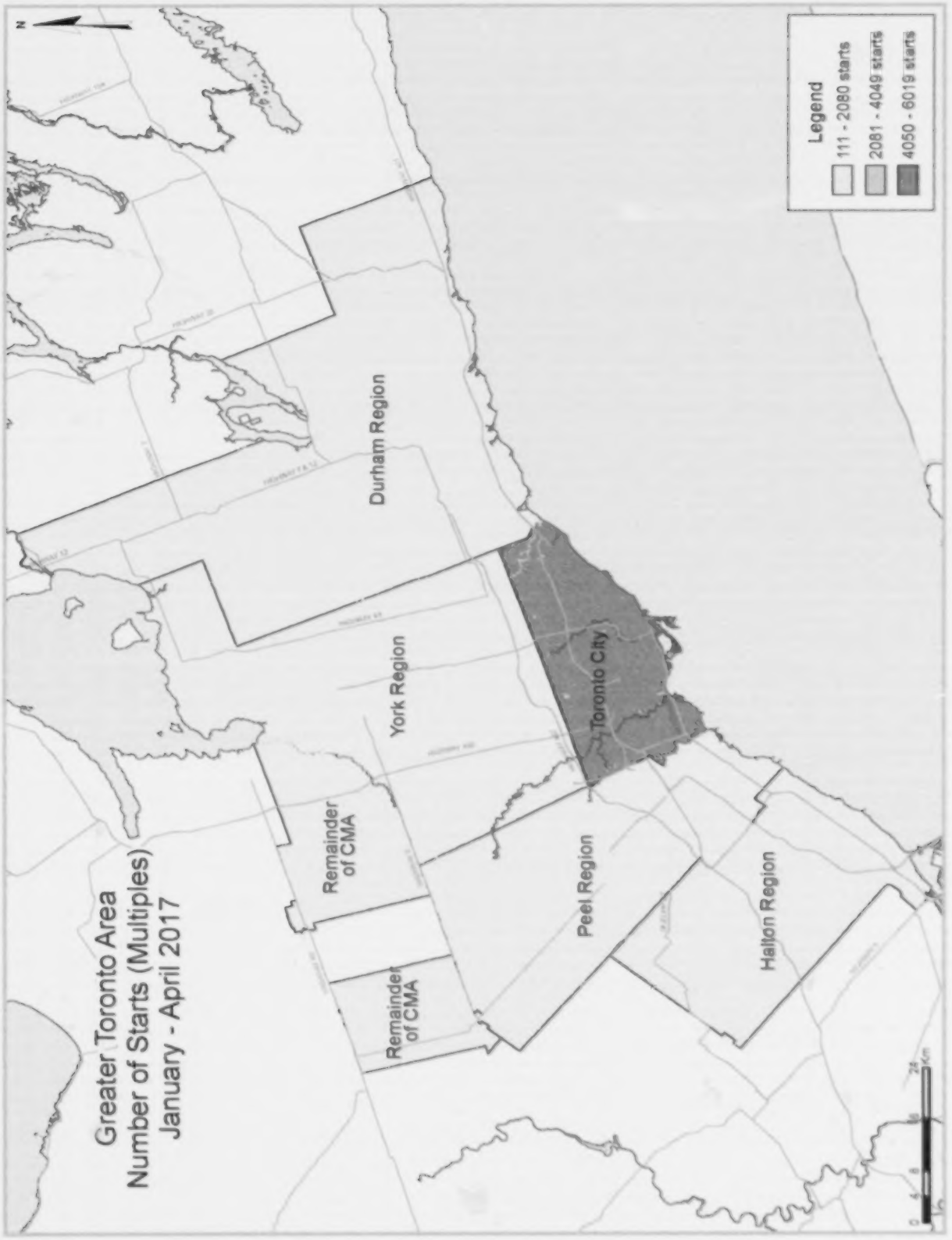
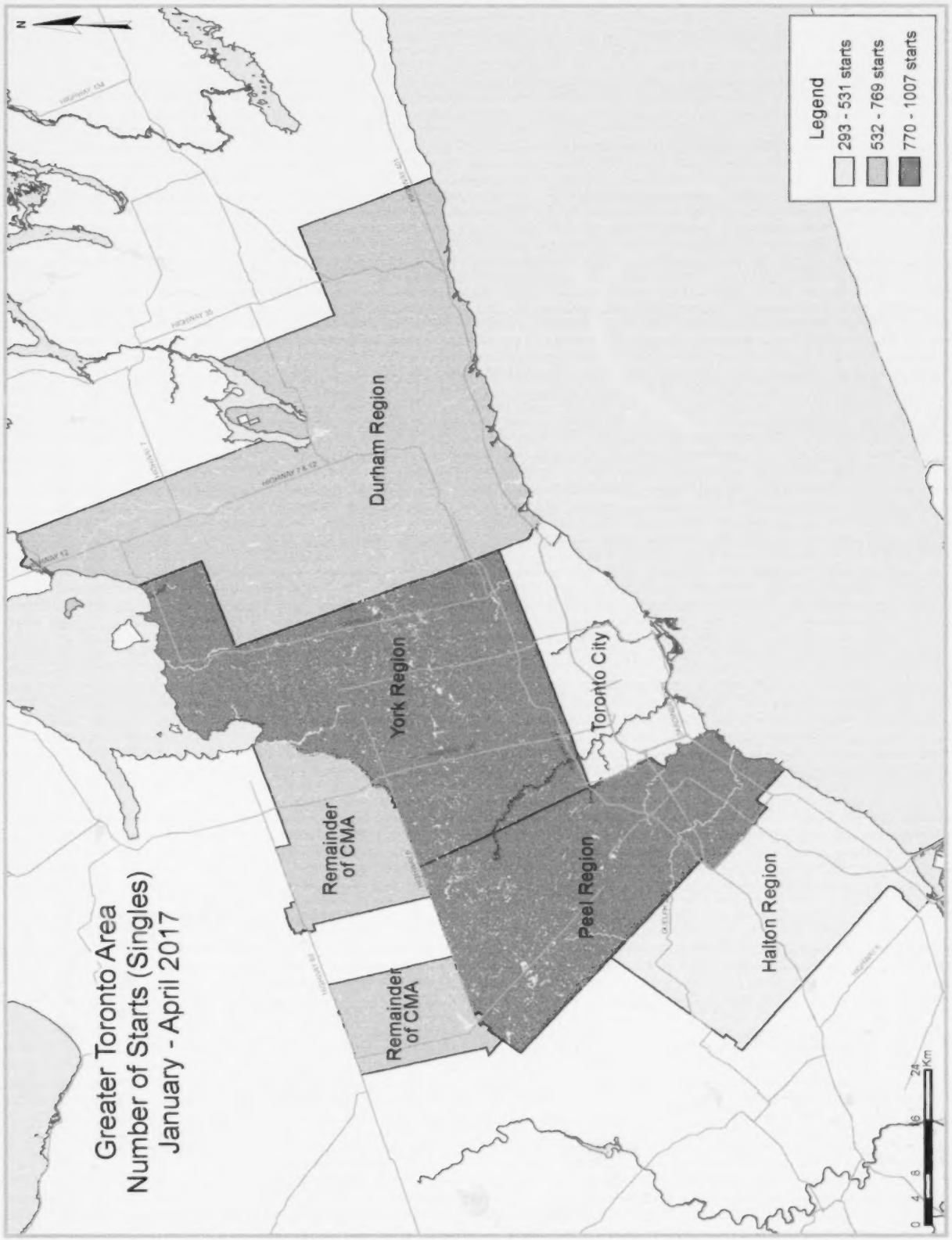
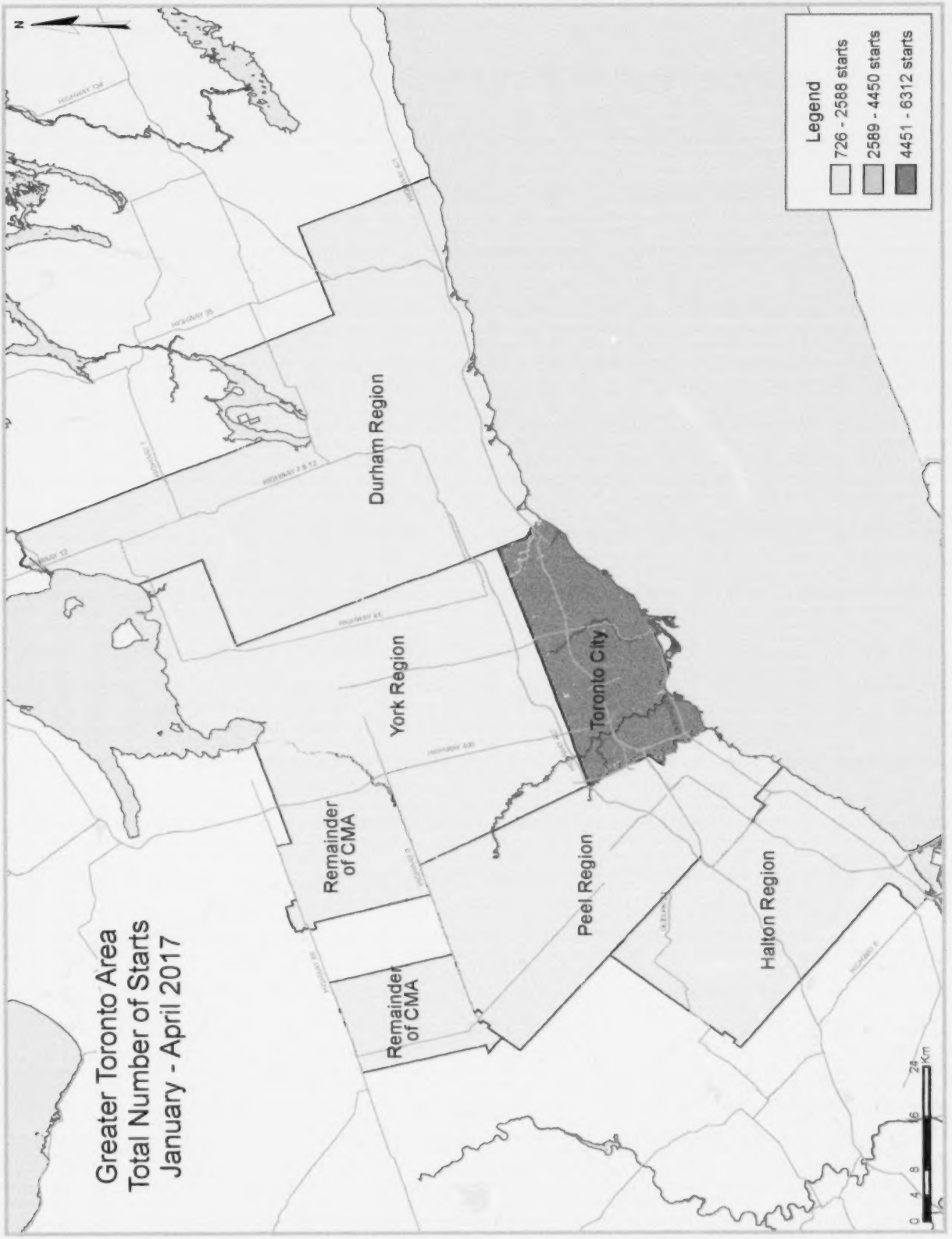

Greater Toronto Area
Number of Starts (Multiples)
April 2017
Legend
31 - 569 starts
570 - 1107 starts
1108 - 1645 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

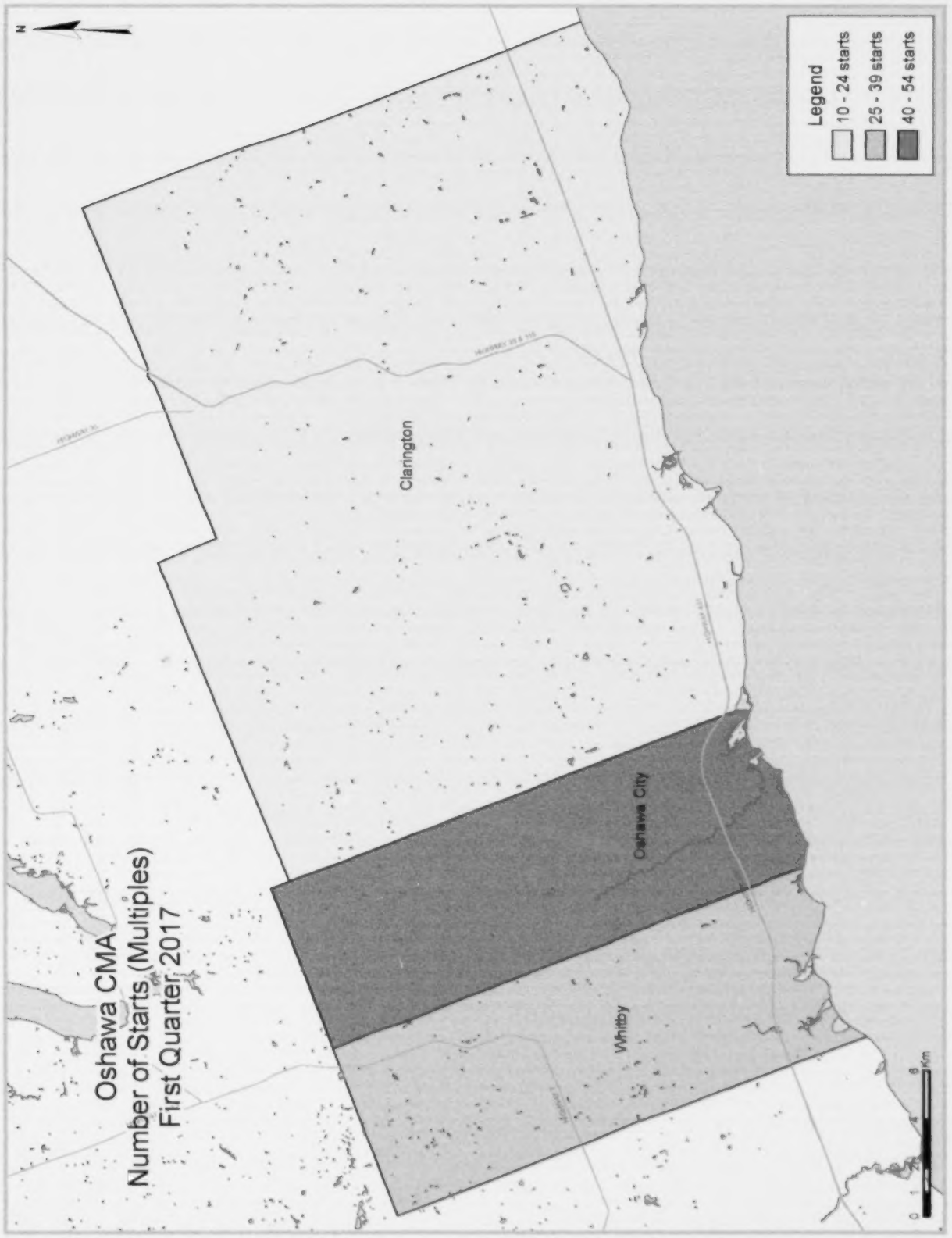

Greater Toronto Area
Number of Starts (Singles)
April 2017
Legend
68 - 142 starts
143 - 216 starts
217 - 290 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

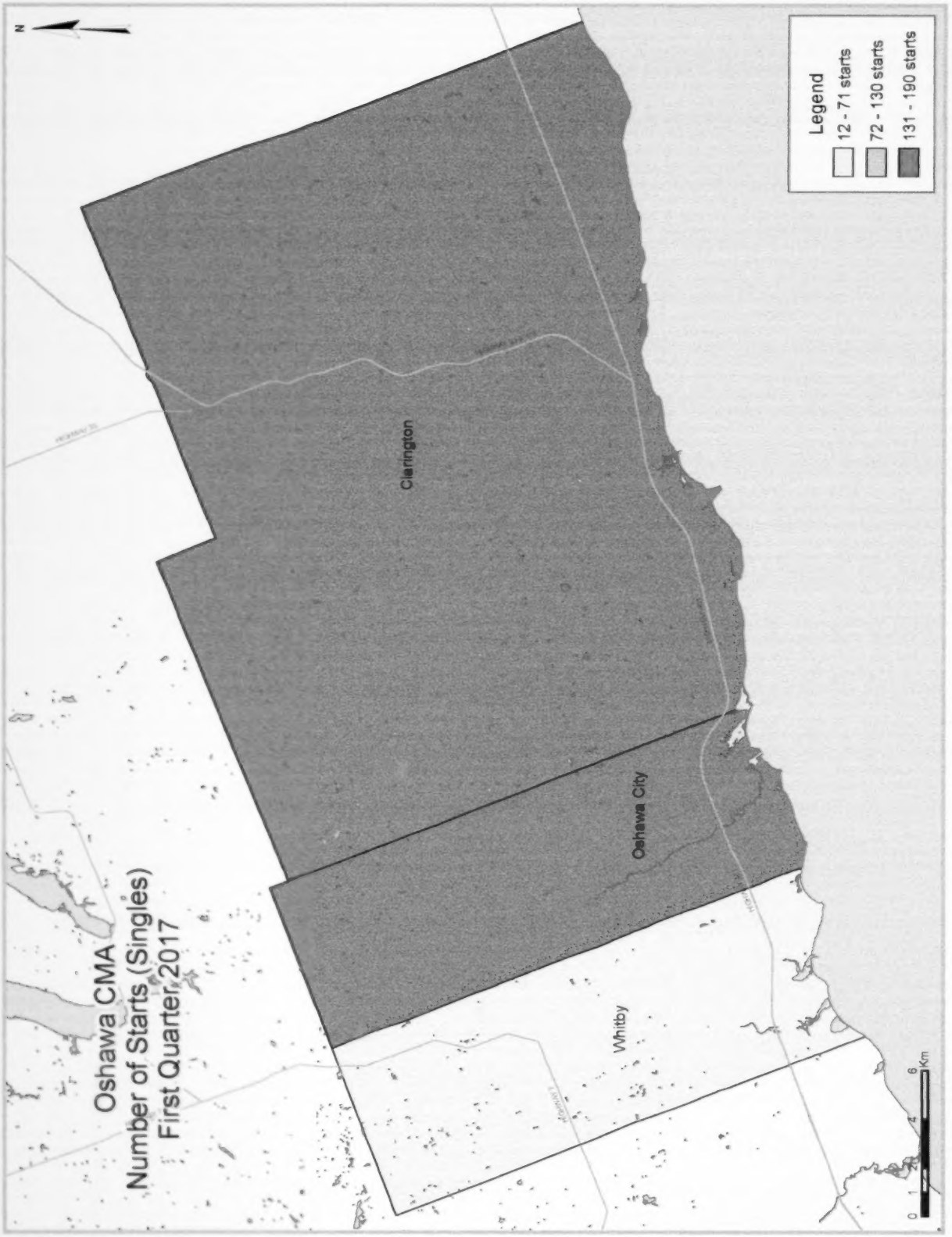
Greater Toronto Area
Total Number of Starts
April 2017
Legend
240 - 744 starts
745 - 1248 starts
1249 - 1753 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

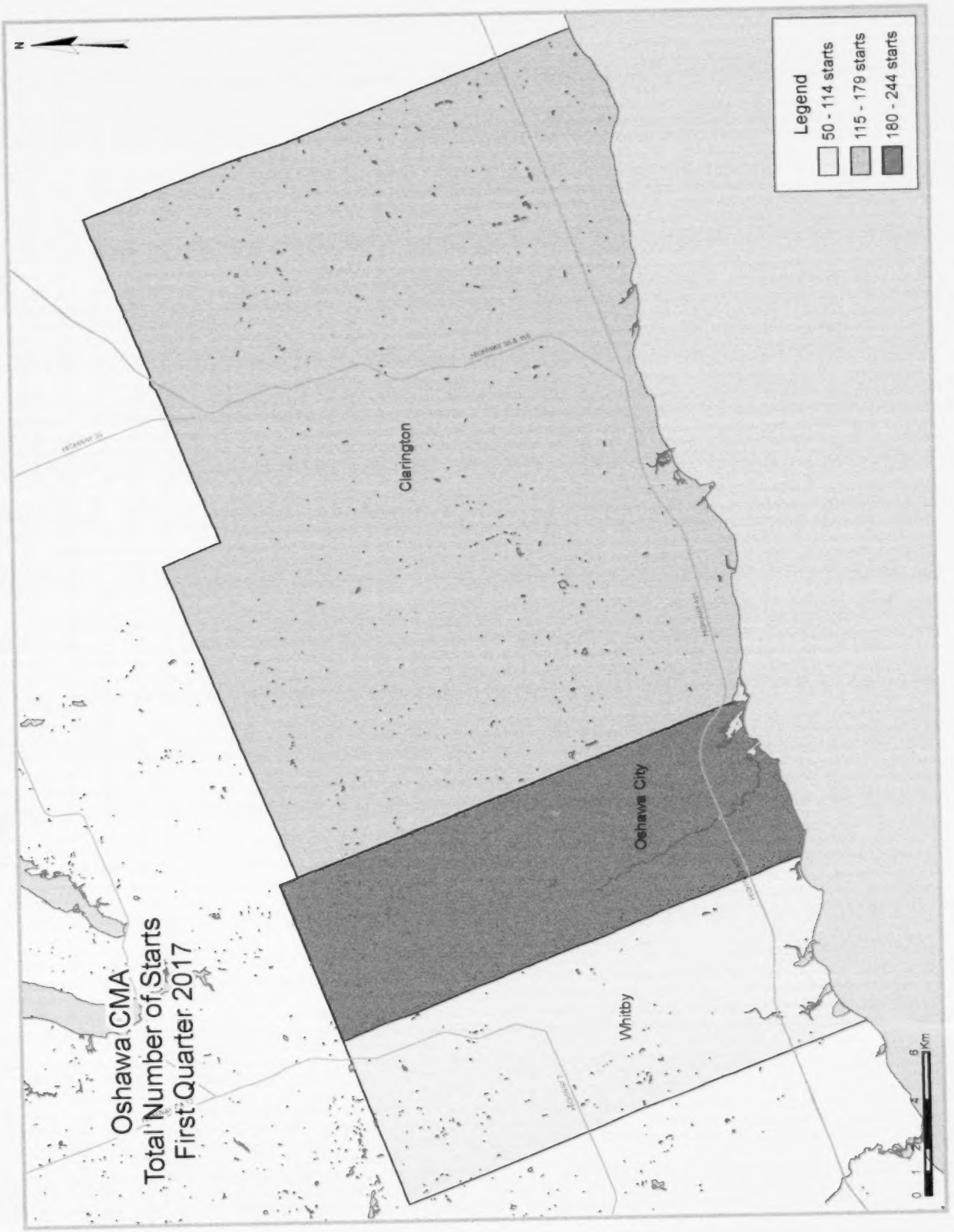

Greater Toronto Area
Number of Starts (Multiples)
January - April 2017
Legend
111 - 2080 starts
2081 - 4049 starts
4050 - 6019 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N

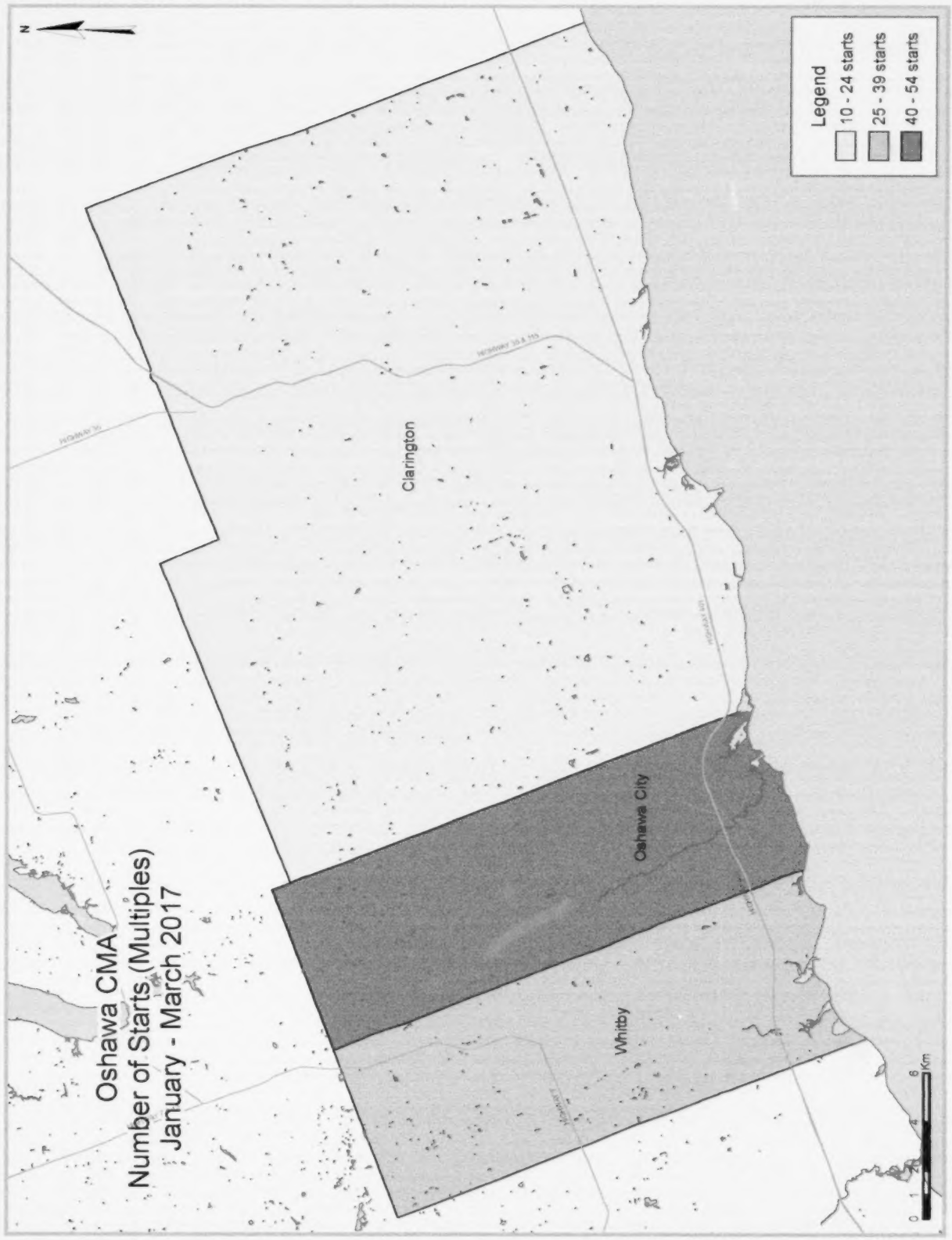

Greater Toronto Area
Number of Starts (Singles)
January - April 2017
Legend
293 - 531 starts
532 - 769 starts
770 - 1007 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

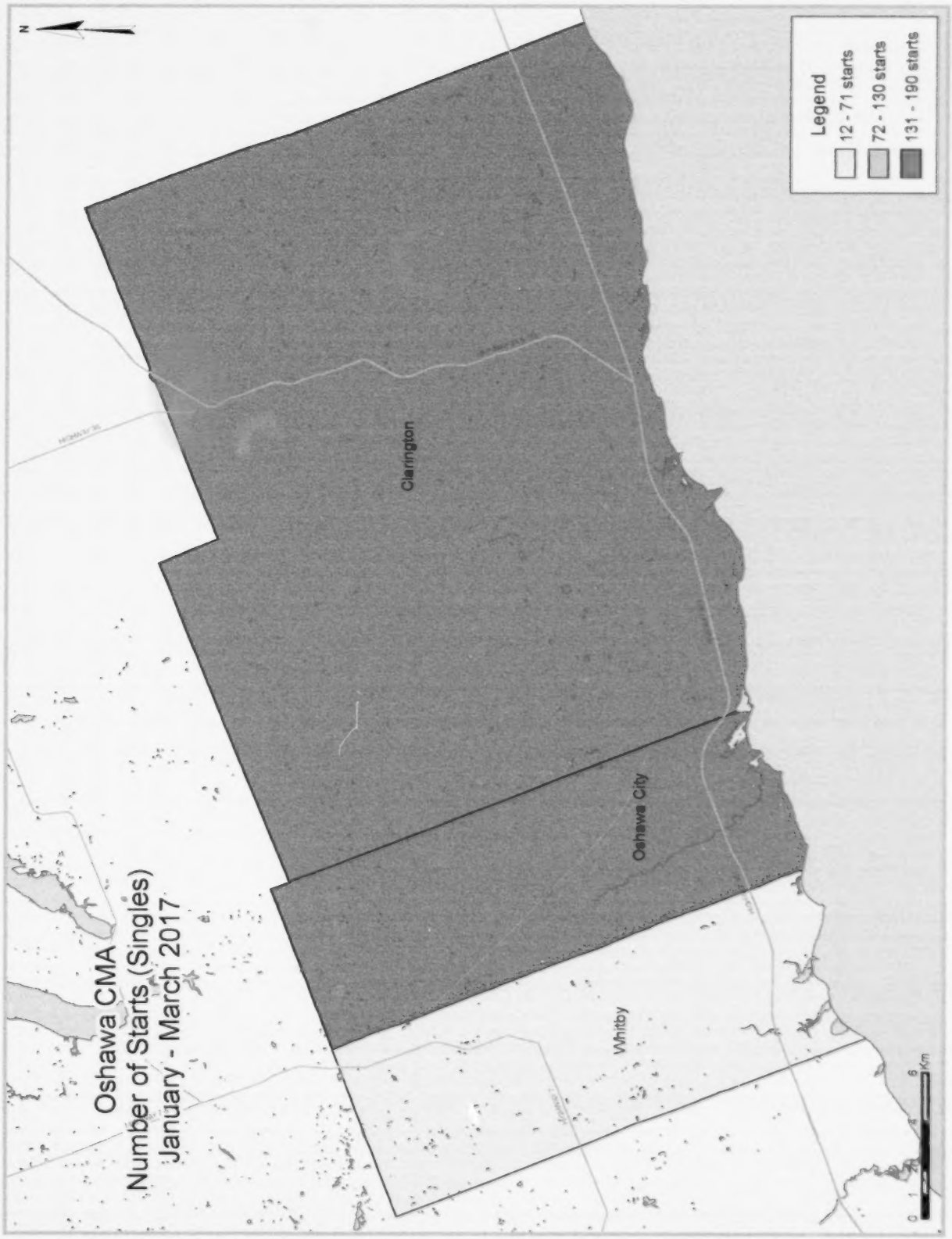

Greater Toronto Area
Total Number of Starts
January - April 2017
Legend
726 - 2588 starts
2589 - 4450 starts
4451 - 6312 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

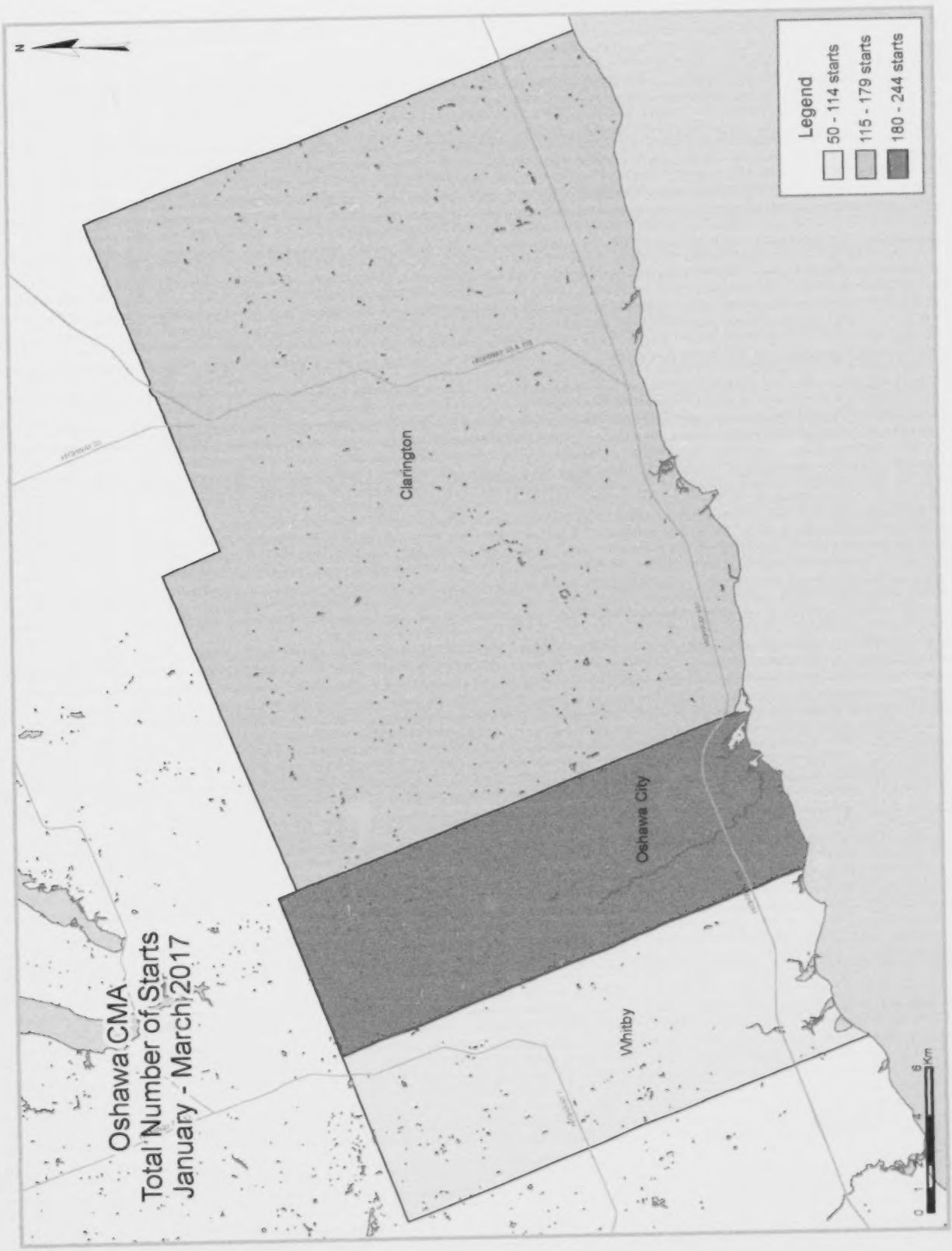

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2017
Legend
10 - 24 starts
25 - 39 starts
40 - 54 starts
Clarington
Oshawa City
Whitby
N
0
8
Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2017
Legend
12 - 71 starts
72 - 130 starts
131 - 190 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2017
Legend
50 - 114 starts
115 - 179 starts
180 - 244 starts
N
Clarington
Oshawa City
Whitby
0
2
4
8
Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2017
Legend
10 - 24 starts
25 - 39 starts
40 - 54 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2017
Legend
12 - 71 starts
72 - 130 starts
131 - 190 starts
Clarington
Oshawa City
Whitby
N
0
1
3
6
Km


Oshawa CMA
Total Number of Starts
January - March 2017
Legend
50 - 114 starts
115 - 179 starts
180 - 244 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2017		
Toronto CMA[1]	March 2017	April 2017
Trend[2]	42,320	41,194
SAAR	52,642	41,399
	April 2016	April 2017
Actual		
April - Single-Detached	742	915
April - Multiples	2,358	2,352
April - Total	3,100	3,267
January to April - Single-Detached	2,667	3,230
January to April - Multiples	9,845	10,432
January to April - Total	12,512	13,662

Table 1b: Housing Starts (SAAR and Trend) April 2017		
Oshawa CMA[1]	March 2017	April 2017
Trend[2]	2,316	2,006
SAAR	2,303	1,161
	April 2016	April 2017
Actual		
April - Single-Detached	74	63
April - Multiples	92	7
April - Total	166	70
January to April - Single-Detached	225	414
January to April - Multiples	556	109
January to April - Total	781	523

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	912	144	459	3	65	1,684	0	0	3,267
April 2016	742	82	352	0	98	1,336	49	441	3,100
% Change	22.9	75.6	30.4	n/a	-33.7	26.0	-100.0	-100.0	5.4
Year-to-date 2017	3,218	398	2,120	12	347	6,456	22	1,089	13,662
Year-to-date 2016	2,653	204	1,384	14	207	6,653	49	1,348	12,512
% Change	21.3	95.1	53.2	-14.3	67.6	-3.0	-55.1	-19.2	9.2
UNDER CONSTRUCTION									
April 2017	10,935	1,040	6,114	25	1,000	42,681	104	5,871	67,770
April 2016	8,811	966	4,242	44	1,240	44,835	123	5,803	66,064
% Change	24.1	7.7	44.1	-43.2	-19.4	-4.8	-15.4	1.2	2.6
COMPLETIONS									
April 2017	984	56	467	0	12	1,658	0	0	3,177
April 2016	859	114	336	1	60	355	0	0	1,725
% Change	14.6	-50.9	39.0	-100.0	-80.0	**	n/a	n/a	84.2
Year-to-date 2017	4,080	420	1,802	4	126	7,525	16	845	14,818
Year-to-date 2016	3,327	404	1,397	9	382	5,094	0	717	11,330
% Change	22.6	4.0	29.0	-55.6	-67.0	47.7	n/a	17.9	30.8
COMPLETED & NOT ABSORBED									
April 2017	311	20	88	0	21	885	n/a	n/a	1,325
April 2016	237	21	58	1	19	1,373	n/a	n/a	1,709
% Change	31.2	-4.8	51.7	-100.0	10.5	-35.5	n/a	n/a	-22.5
ABSORBED									
April 2017	973	57	490	0	12	1,660	n/a	n/a	3,192
April 2016	882	118	340	1	62	355	n/a	n/a	1,758
% Change	10.3	-51.7	44.1	-100.0	-80.6	**	n/a	n/a	81.6
Year-to-date 2017	4,048	421	1,771	4	126	7,672	n/a	n/a	14,042
Year-to-date 2016	3,372	401	1,401	8	388	5,687	n/a	n/a	11,257
% Change	20.0	5.0	26.4	-50.0	-67.5	34.9	n/a	n/a	24.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	63	0	0	0	7	0	0	0	70
April 2016	74	18	54	0	0	20	0	0	166
% Change	-14.9	-100.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-57.8
Year-to-date 2017	414	4	79	0	20	6	0	0	523
Year-to-date 2016	225	18	149	0	0	150	2	237	781
% Change	84.0	-77.8	-47.0	n/a	n/a	-96.0	-100.0	-100.0	-33.0
UNDER CONSTRUCTION									
April 2017	778	18	283	0	261	493	2	771	2,606
April 2016	793	22	287	0	64	282	0	818	2,266
% Change	-1.9	-18.2	-1.4	n/a	**	74.8	n/a	-5.7	15.0
COMPLETIONS									
April 2017	85	6	76	0	7	63	0	27	264
April 2016	118	10	9	0	8	0	0	74	219
% Change	-28.0	-40.0	**	n/a	-12.5	n/a	n/a	-63.5	20.5
Year-to-date 2017	376	26	205	0	80	165	0	33	885
Year-to-date 2016	423	16	153	0	102	0	0	198	892
% Change	-11.1	62.5	34.0	n/a	-21.6	n/a	n/a	-83.3	-0.8
COMPLETED & NOT ABSORBED									
April 2017	25	2	0	0	1	0	n/a	n/a	28
April 2016	27	2	0	0	0	0	n/a	n/a	29
% Change	-7.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-3.4
ABSORBED									
April 2017	85	6	76	0	7	63	n/a	n/a	237
April 2016	117	10	9	0	8	0	n/a	n/a	144
% Change	-27.4	-40.0	**	n/a	-12.5	n/a	n/a	n/a	64.6
Year-to-date 2017	377	26	205	0	80	165	n/a	n/a	853
Year-to-date 2016	424	14	153	0	102	0	n/a	n/a	693
% Change	-11.1	85.7	34.0	n/a	-21.6	n/a	n/a	n/a	23.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	779	118	459	0	67	1,804	0	0	3,227
April 2016	719	92	331	0	98	1,356	12	441	3,049
% Change	8.3	28.3	38.7	n/a	-31.6	33.0	-100.0	-100.0	5.8
Year-to-date 2017	3,155	358	2,169	9	330	6,582	22	1,089	13,714
Year-to-date 2016	2,497	122	1,330	12	207	6,957	14	1,584	12,723
% Change	26.4	193.4	63.1	-25.0	59.4	-5.4	57.1	-31.3	7.8
UNDER CONSTRUCTION									
April 2017	10,558	980	6,150	13	1,213	44,109	69	6,639	69,731
April 2016	8,894	838	4,120	33	1,300	45,606	86	6,773	67,650
% Change	18.7	16.9	49.3	-60.6	-6.7	-3.3	-19.8	-2.0	3.1
COMPLETIONS									
April 2017	945	52	502	0	19	1,721	0	27	3,266
April 2016	913	122	341	0	72	369	0	74	1,891
% Change	3.5	-57.4	47.2	n/a	-73.6	**	n/a	-63.5	72.7
Year-to-date 2017	4,059	400	1,863	1	219	7,912	16	878	15,348
Year-to-date 2016	3,461	412	1,546	1	492	5,116	0	914	11,942
% Change	17.3	-2.9	20.5	0.0	-55.5	54.7	n/a	-3.9	28.5
COMPLETED & NOT ABSORBED									
April 2017	307	23	72	0	22	885	n/a	n/a	1,309
April 2016	253	24	42	0	19	1,372	n/a	n/a	1,710
% Change	21.3	-4.2	71.4	n/a	15.8	-35.5	n/a	n/a	-23.5
ABSORBED									
April 2017	949	53	525	0	19	1,723	n/a	n/a	3,269
April 2016	923	126	345	0	74	369	n/a	n/a	1,837
% Change	2.8	-57.9	52.2	n/a	-74.3	**	n/a	n/a	78.0
Year-to-date 2017	4,040	401	1,832	1	206	8,059	n/a	n/a	14,539
Year-to-date 2016	3,501	407	1,550	1	498	5,692	n/a	n/a	11,649
% Change	15.4	-1.5	18.2	0.0	-58.6	41.6	n/a	n/a	24.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2017	108	4	133	0	0	1,508	0	0	1,753
April 2016	79	0	0	0	68	1,292	12	441	1,892
York Region									
April 2017	122	0	64	0	0	68	0	0	254
April 2016	189	54	241	0	20	44	0	0	548
Peel Region									
April 2017	290	8	180	0	9	0	0	0	487
April 2016	338	20	0	0	6	0	0	0	364
Halton Region									
April 2017	109	90	41	0	51	120	0	0	411
April 2016	24	0	36	0	0	0	0	0	60
Durham Region									
April 2017	150	16	41	0	7	108	0	0	322
April 2016	89	18	54	0	4	20	0	0	185
Toronto CMA									
April 2017	912	144	459	3	65	1,684	0	0	3,267
April 2016	742	82	352	0	98	1,336	49	441	3,100
Oshawa CMA									
April 2017	63	0	0	0	7	0	0	0	70
April 2016	74	18	54	0	0	20	0	0	166
Greater Toronto Area									
April 2017	779	118	459	0	67	1,804	0	0	3,227
April 2016	719	92	331	0	98	1,356	12	441	3,049

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2017	1,591	174	1,282	0	477	31,980	62	5,080	40,646
April 2016	1,628	124	549	2	368	32,654	50	4,827	40,202
York Region									
April 2017	3,994	170	2,305	6	116	5,974	0	232	12,797
April 2016	2,471	126	1,291	2	218	6,794	0	352	11,254
Peel Region									
April 2017	2,678	428	1,224	0	150	3,253	5	0	7,738
April 2016	2,786	532	1,062	24	487	2,755	36	621	8,303
Halton Region									
April 2017	1,024	164	921	0	89	2,275	0	284	4,757
April 2016	917	22	797	4	114	2,952	0	155	4,961
Durham Region									
April 2017	1,271	44	418	7	381	627	2	1,043	3,793
April 2016	1,092	34	421	1	113	451	0	818	2,930
Toronto CMA									
April 2017	10,935	1,040	6,114	25	1,000	42,681	104	5,871	67,770
April 2016	8,811	966	4,242	44	1,240	44,835	123	5,803	66,064
Oshawa CMA									
April 2017	778	18	283	0	261	493	2	771	2,606
April 2016	793	22	287	0	64	282	0	818	2,266
Greater Toronto Area									
April 2017	10,558	980	6,150	13	1,213	44,109	69	6,639	69,731
April 2016	8,894	838	4,120	33	1,300	45,606	86	6,773	67,650

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2017	88	4	0	0	0	1,658	0	0	1,750
April 2016	51	0	0	0	0	0	0	0	51
York Region									
April 2017	255	16	220	0	12	0	0	0	503
April 2016	276	36	165	0	20	178	0	0	675
Peel Region									
April 2017	419	18	176	0	0	0	0	0	613
April 2016	277	76	111	0	40	150	0	0	654
Halton Region									
April 2017	70	6	30	0	0	0	0	0	106
April 2016	165	0	46	0	4	41	0	0	256
Durham Region									
April 2017	113	8	76	0	7	63	0	27	294
April 2016	144	10	19	0	8	0	0	74	255
Toronto CMA									
April 2017	984	56	467	0	12	1,658	0	0	3,177
April 2016	859	114	336	1	60	355	0	0	1,725
Oshawa CMA									
April 2017	85	6	76	0	7	63	0	27	264
April 2016	118	10	9	0	8	0	0	74	219
Greater Toronto Area									
April 2017	945	52	502	0	19	1,721	0	27	3,266
April 2016	913	122	341	0	72	369	0	74	1,891

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2017	224	12	19	0	21	750	n/a	n/a	1,026
April 2016	156	11	20	0	19	1,225	n/a	n/a	1,431
York Region									
April 2017	28	8	0	0	0	53	n/a	n/a	89
April 2016	40	10	0	0	0	127	n/a	n/a	177
Peel Region									
April 2017	3	0	22	0	0	0	n/a	n/a	25
April 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
April 2017	12	1	31	0	0	82	n/a	n/a	126
April 2016	27	1	0	0	0	20	n/a	n/a	48
Durham Region									
April 2017	40	2	0	0	1	0	n/a	n/a	43
April 2016	29	2	0	0	0	0	n/a	n/a	31
Toronto CMA									
April 2017	311	20	88	0	21	885	n/a	n/a	1,325
April 2016	237	21	58	1	19	1,373	n/a	n/a	1,709
Oshawa CMA									
April 2017	25	2	0	0	1	0	n/a	n/a	28
April 2016	27	2	0	0	0	0	n/a	n/a	29
Greater Toronto Area									
April 2017	307	23	72	0	22	885	n/a	n/a	1,309
April 2016	253	24	42	0	19	1,372	n/a	n/a	1,710

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2017	68	3	0	0	0	1,660	n/a	n/a	1,731
April 2016	71	4	0	0	0	0	n/a	n/a	75
York Region									
April 2017	278	16	220	0	12	0	n/a	n/a	526
April 2016	276	36	165	0	20	178	n/a	n/a	675
Peel Region									
April 2017	419	18	176	0	0	0	n/a	n/a	613
April 2016	277	76	111	0	40	150	n/a	n/a	654
Halton Region									
April 2017	74	6	53	0	0	0	n/a	n/a	133
April 2016	166	0	46	0	4	41	n/a	n/a	257
Durham Region									
April 2017	110	10	76	0	7	63	n/a	n/a	266
April 2016	133	10	23	0	10	0	n/a	n/a	176
Toronto CMA									
April 2017	973	57	490	0	12	1,660	n/a	n/a	3,192
April 2016	882	118	340	1	62	355	n/a	n/a	1,758
Oshawa CMA									
April 2017	85	6	76	0	7	63	n/a	n/a	237
April 2016	117	10	9	0	8	0	n/a	n/a	144
Greater Toronto Area									
April 2017	949	53	525	0	19	1,723	n/a	n/a	3,269
April 2016	923	126	345	0	74	369	n/a	n/a	1,837

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Toronto City	108	79	4	0	133	80	1,508	1,733	1,753	1,892	-7.3
Toronto	16	15	2	0	5	12	1,508	1,477	1,531	1,504	1.8
East York	2	2	2	0	0	0	0	0	4	2	100.0
Etobicoke	16	13	0	0	116	68	0	0	132	81	63.0
North York	52	38	0	0	12	0	0	0	64	38	68.4
Scarborough	15	3	0	0	0	0	0	256	15	259	-94.2
York	7	8	0	0	0	0	0	0	7	8	-12.5
York Region	122	189	0	54	64	261	68	44	254	548	-53.6
Aurora	2	53	0	36	4	46	48	0	54	135	-60.0
East Gwillimbury	36	4	0	0	31	0	0	0	67	4	**
Georgina Township	7	37	0	0	0	0	0	0	7	37	-81.1
King Township	26	12	0	0	0	6	0	0	26	18	44.4
Markham	5	44	0	16	29	46	20	0	54	106	-49.1
Newmarket	1	28	0	0	0	0	0	0	1	28	-96.4
Richmond Hill	11	3	0	0	0	14	0	0	11	17	-35.3
Vaughan	16	8	0	2	0	149	0	44	16	203	-92.1
Whitchurch-Stouffville	18	0	0	0	0	0	0	0	18	0	n/a
Peel Region	290	338	8	20	189	6	0	0	487	364	33.8
Brampton	268	314	4	12	189	0	0	0	461	326	41.4
Caledon	11	13	0	4	0	0	0	0	11	17	-35.3
Mississauga	11	11	4	4	0	6	0	0	15	21	-28.6
Halton Region	109	24	90	0	92	36	120	0	411	60	**
Burlington	6	5	0	0	0	0	120	0	126	5	**
Halton Hills	0	6	0	0	0	14	0	0	0	20	-100.0
Milton	4	2	28	0	41	10	0	0	73	12	**
Oakville	99	11	62	0	51	12	0	0	212	23	**
Durham Region	150	89	16	18	48	58	108	20	322	185	74.1
Ajax	0	6	16	0	0	4	0	0	16	10	60.0
Brock	81	1	0	0	0	0	0	0	81	1	**
Clarington	31	6	0	2	0	4	0	20	31	32	-3.1
Oshawa	32	58	0	16	0	46	0	0	32	120	-73.3
Pickering	5	6	0	0	41	0	108	0	154	6	**
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	0	10	0	0	7	4	0	0	7	14	-50.0
Remainder of Toronto CMA	287	105	26	8	5	112	0	0	318	225	41.3
Bradford West Gwillimbury	153	15	0	6	0	33	0	0	153	54	183.3
Town of Mono	12	0	0	0	0	0	0	0	12	0	n/a
New Tecumseth	109	88	26	2	5	29	0	0	140	119	17.6
Orangeville	13	2	0	0	0	50	0	0	13	52	-75.0
Toronto CMA	915	742	144	82	524	499	1,684	1,777	3,267	3,100	5.4
Oshawa CMA	63	74	0	18	7	54	0	20	70	166	-57.8
Greater Toronto Area (GTA)	779	719	118	92	526	441	1,804	1,797	3,227	3,049	5.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	293	241	24	2	406	145	5,589	6,660	6,312	7,048	-10.4
Toronto	45	49	2	0	27	37	4,758	4,027	4,832	4,113	17.5
East York	17	12	2	2	0	0	0	0	19	14	35.7
Etobicoke	35	38	4	0	134	68	148	1,531	321	1,637	-80.4
North York	138	103	0	0	121	0	175	458	434	561	-22.6
Scarborough	46	23	16	0	0	40	80	604	142	667	-78.7
York	12	16	0	0	124	0	428	40	564	56	**
York Region	1,007	676	74	62	663	399	513	1,188	2,257	2,325	-2.9
Aurora	136	158	0	36	4	64	125	0	265	258	2.7
East Gwillimbury	371	22	36	0	203	0	0	0	610	22	**
Georgina Township	54	150	2	0	24	12	0	0	80	162	-50.6
King Township	66	39	14	0	0	6	1	0	81	45	80.0
Markham	26	66	0	16	214	67	138	984	378	1,133	-66.6
Newmarket	30	159	0	0	0	6	0	6	30	171	-82.5
Richmond Hill	69	24	18	8	3	26	189	0	279	58	**
Vaughan	187	56	4	2	181	209	60	44	432	311	38.9
Whitchurch-Stouffville	68	2	0	0	34	9	0	154	102	165	-38.2
Peel Region	913	931	134	48	556	313	821	244	2,424	1,536	57.8
Brampton	802	820	80	32	474	277	196	50	1,552	1,179	31.6
Caledon	88	74	2	10	82	16	0	0	172	100	72.0
Mississauga	23	37	52	6	0	20	625	194	700	257	172.4
Halton Region	294	361	106	0	406	262	625	319	1,431	942	51.9
Burlington	24	12	0	0	0	0	120	154	144	166	-13.3
Halton Hills	12	13	0	0	0	27	0	0	12	40	-70.0
Milton	102	63	44	0	152	39	0	135	298	237	25.7
Oakville	156	273	62	0	254	196	505	30	977	499	95.8
Durham Region	657	300	20	20	201	165	412	387	1,290	872	47.9
Ajax	23	45	16	0	56	16	272	0	367	61	**
Brock	107	3	0	0	0	0	0	0	107	3	**
Clarington	180	37	4	2	0	16	6	293	190	348	-45.4
Oshawa	222	149	0	18	54	129	0	94	276	390	-29.2
Pickering	79	22	0	0	46	0	134	0	259	22	**
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Uxbridge	30	3	0	0	0	0	0	0	30	3	**
Whitby	12	39	0	0	45	4	0	0	57	43	32.6
Remainder of Toronto CMA	615	400	48	100	63	240	0	1	726	741	-2.0
Bradford West Gwillimbury	293	116	0	62	0	80	0	0	293	258	13.6
Town of Mono	23	0	0	0	0	0	0	1	23	1	**
New Tecumseth	256	273	48	38	24	110	0	0	328	421	-22.1
Orangeville	43	11	0	0	39	50	0	0	82	61	34.4
Toronto CMA	3,230	2,667	402	212	2,196	1,375	7,834	8,258	13,662	12,512	9.2
Oshawa CMA	414	225	4	20	99	149	6	387	523	781	-33.0
Greater Toronto Area (GTA)	3,164	2,509	358	132	2,232	1,284	7,960	8,798	13,714	12,723	7.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Toronto City	133	68	0	12	1,508	1,292	0	441
Toronto	5	0	0	12	1,508	1,036	0	441
East York	0	0	0	0	0	0	0	0
Etobicoke	116	68	0	0	0	0	0	0
North York	12	0	0	0	0	0	0	0
Scarborough	0	0	0	0	0	256	0	0
York	0	0	0	0	0	0	0	0
York Region	64	261	0	0	68	44	0	0
Aurora	4	46	0	0	48	0	0	0
East Gwillimbury	31	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	6	0	0	0	0	0	0
Markham	29	46	0	0	20	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	14	0	0	0	0	0	0
Vaughan	0	149	0	0	0	44	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	189	6	0	0	0	0	0	0
Brampton	189	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	6	0	0	0	0	0	0
Halton Region	92	36	0	0	120	0	0	0
Burlington	0	0	0	0	120	0	0	0
Halton Hills	0	14	0	0	0	0	0	0
Milton	41	10	0	0	0	0	0	0
Oakville	51	12	0	0	0	0	0	0
Durham Region	48	58	0	0	108	20	0	0
Ajax	0	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	20	0	0
Oshawa	0	46	0	0	0	0	0	0
Pickering	41	0	0	0	108	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	4	0	0	0	0	0	0
Remainder of Toronto CMA	5	75	0	37	0	0	0	0
Bradford West Gwillimbury	0	33	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	29	0	0	0	0	0	0
Orangeville	0	13	0	37	0	0	0	0
Toronto CMA	524	450	0	49	1,684	1,336	0	441
Oshawa CMA	7	54	0	0	0	20	0	0
Greater Toronto Area (GTA)	526	429	0	12	1,804	1,356	0	441

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	384	133	22	12	5,057	5,625	532	1,035
Toronto	5	25	22	12	4,603	2,992	155	1,035
East York	0	0	0	0	0	0	0	0
Etobicoke	134	68	0	0	148	1,531	0	0
North York	121	0	0	0	175	458	0	0
Scarborough	0	40	0	0	80	604	0	0
York	124	0	0	0	51	40	377	0
York Region	663	399	0	0	512	876	1	312
Aurora	4	64	0	0	125	0	0	0
East Gwillimbury	203	0	0	0	0	0	0	0
Georgina Township	24	12	0	0	0	0	0	0
King Township	0	6	0	0	0	0	1	0
Markham	214	67	0	0	138	678	0	306
Newmarket	0	6	0	0	0	0	0	6
Richmond Hill	3	26	0	0	189	0	0	0
Vaughan	181	209	0	0	60	44	0	0
Whitchurch-Stouffville	34	9	0	0	0	154	0	0
Peel Region	556	313	0	0	821	244	0	0
Brampton	474	277	0	0	196	50	0	0
Caledon	82	16	0	0	0	0	0	0
Mississauga	0	20	0	0	625	194	0	0
Halton Region	406	262	0	0	341	319	284	0
Burlington	0	0	0	0	120	154	0	0
Halton Hills	0	27	0	0	0	0	0	0
Milton	152	39	0	0	0	135	0	0
Oakville	254	196	0	0	221	30	284	0
Durham Region	201	165	0	0	140	150	272	237
Ajax	56	16	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	16	0	0	6	150	0	143
Oshawa	54	129	0	0	0	0	0	94
Pickering	46	0	0	0	134	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	45	4	0	0	0	0	0	0
Remainder of Toronto CMA	63	203	0	37	0	0	0	1
Bradford West Gwillimbury	0	80	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	24	110	0	0	0	0	0	0
Orangeville	39	13	0	37	0	0	0	0
Toronto CMA	2,174	1,326	22	49	6,745	6,910	1,089	1,348
Oshawa CMA	99	149	0	0	6	150	0	237
Greater Toronto Area (GTA)	2,210	1,272	22	12	6,871	7,214	1,089	1,584

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Toronto City	245	79	1,508	1,360	0	453	1,753	1,892
Toronto	23	15	1,508	1,036	0	453	1,531	1,504
East York	4	2	0	0	0	0	4	2
Etobicoke	132	13	0	68	0	0	132	81
North York	64	38	0	0	0	0	64	38
Scarborough	15	3	0	256	0	0	15	259
York	7	8	0	0	0	0	7	8
York Region	186	484	68	64	0	0	254	548
Aurora	6	135	48	0	0	0	54	135
East Gwillimbury	67	4	0	0	0	0	67	4
Georgina Township	7	37	0	0	0	0	7	37
King Township	26	12	0	6	0	0	26	18
Markham	34	106	20	0	0	0	54	106
Newmarket	1	28	0	0	0	0	1	28
Richmond Hill	11	3	0	14	0	0	11	17
Vaughan	16	159	0	44	0	0	16	203
Whitchurch-Stouffville	18	0	0	0	0	0	18	0
Peel Region	478	358	9	6	0	0	487	364
Brampton	452	326	9	0	0	0	461	326
Caledon	11	17	0	0	0	0	11	17
Mississauga	15	15	0	6	0	0	15	21
Halton Region	240	60	171	0	0	0	411	60
Burlington	6	5	120	0	0	0	126	5
Halton Hills	0	20	0	0	0	0	0	20
Milton	73	12	0	0	0	0	73	12
Oakville	161	23	51	0	0	0	212	23
Durham Region	207	161	115	24	0	0	322	185
Ajax	16	6	0	4	0	0	16	10
Brock	81	1	0	0	0	0	81	1
Clarington	31	12	0	20	0	0	31	32
Oshawa	32	120	0	0	0	0	32	120
Pickering	46	6	108	0	0	0	154	6
Scugog	1	2	0	0	0	0	1	2
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	14	7	0	0	0	7	14
Remainder of Toronto CMA	310	188	8	0	0	37	318	225
Bradford West Gwillimbury	153	54	0	0	0	0	153	54
Town of Mono	12	0	0	0	0	0	12	0
New Tecumseth	132	119	8	0	0	0	140	119
Orangeville	13	15	0	0	0	37	13	52
Toronto CMA	1,515	1,176	1,752	1,434	0	490	3,267	3,100
Oshawa CMA	63	146	7	20	0	0	70	166
Greater Toronto Area (GTA)	1,356	1,142	1,871	1,454	0	453	3,227	3,049

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	866	279	4,892	5,722	554	1,047	6,312	7,048
Toronto	341	64	4,314	3,002	177	1,047	4,832	4,113
East York	19	14	0	0	0	0	19	14
Etobicoke	173	38	148	1,599	0	0	321	1,637
North York	259	103	175	458	0	0	434	561
Scarborough	62	44	80	623	0	0	142	667
York	12	16	175	40	377	0	564	56
York Region	1,742	1,248	514	765	1	312	2,257	2,325
Aurora	139	256	126	2	0	0	265	258
East Gwillimbury	610	22	0	0	0	0	610	22
Georgina Township	79	162	1	0	0	0	80	162
King Township	80	39	0	6	1	0	81	45
Markham	240	356	138	471	0	306	378	1,133
Newmarket	30	165	0	0	0	6	30	171
Richmond Hill	90	30	189	28	0	0	279	58
Vaughan	372	207	60	104	0	0	432	311
Whitchurch-Stouffville	102	11	0	154	0	0	102	165
Peel Region	1,552	1,327	872	209	0	0	2,424	1,536
Brampton	1,305	1,170	247	9	0	0	1,552	1,179
Caledon	172	100	0	0	0	0	172	100
Mississauga	75	57	625	200	0	0	700	257
Halton Region	717	623	430	319	284	0	1,431	942
Burlington	24	12	120	154	0	0	144	166
Halton Hills	12	40	0	0	0	0	12	40
Milton	298	102	0	135	0	0	298	237
Oakville	383	469	310	30	284	0	977	499
Durham Region	805	472	213	161	272	239	1,290	872
Ajax	47	51	48	10	272	0	367	61
Brock	107	3	0	0	0	0	107	3
Clarington	184	55	6	150	0	143	190	348
Oshawa	276	294	0	0	0	96	276	390
Pickering	120	22	139	0	0	0	259	22
Scugog	4	2	0	0	0	0	4	2
Uxbridge	30	2	0	1	0	0	30	3
Whitby	37	43	20	0	0	0	57	43
Remainder of Toronto CMA	686	701	40	2	0	38	726	741
Bradford West Gwillimbury	293	258	0	0	0	0	293	258
Town of Mono	23	0	0	0	0	1	23	1
New Tecumseth	311	419	17	2	0	0	328	421
Orangeville	59	24	23	0	0	37	82	61
Toronto CMA	5,736	4,241	6,815	6,874	1,111	1,397	13,662	12,512
Oshawa CMA	497	392	26	150	0	239	523	781
Greater Toronto Area (GTA)	5,682	3,949	6,921	7,176	1,111	1,598	13,714	12,723

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Toronto City	88	51	4	0	0	0	1,658	0	1,750	51	**
Toronto	16	10	2	0	0	0	531	0	549	10	**
East York	6	0	0	0	0	0	0	0	6	0	n/a
Etobicoke	16	7	0	0	0	0	448	0	464	7	**
North York	43	28	0	0	0	0	522	0	565	28	**
Scarborough	4	4	0	0	0	0	16	0	20	4	**
York	3	2	2	0	0	0	141	0	146	2	**
York Region	255	276	22	36	226	185	0	178	503	675	-25.5
Aurora	48	39	14	0	95	99	0	0	157	138	13.8
East Gwillimbury	10	42	0	0	0	0	0	0	10	42	-76.2
Georgina Township	40	10	0	2	8	0	0	0	48	12	**
King Township	32	23	0	0	0	4	0	0	32	27	18.5
Markham	2	31	0	2	45	27	0	168	47	228	-79.4
Newmarket	18	17	0	8	11	0	0	0	29	25	16.0
Richmond Hill	36	7	8	0	28	0	0	0	72	7	**
Vaughan	57	104	0	24	39	26	0	0	96	154	-37.7
Whitchurch-Stouffville	12	3	0	0	0	29	0	10	12	42	-71.4
Peel Region	419	277	18	76	176	151	0	150	613	654	-6.3
Brampton	359	230	18	38	137	148	0	0	514	416	23.6
Caledon	45	38	0	4	27	0	0	0	72	42	71.4
Mississauga	15	9	0	34	12	3	0	150	27	196	-86.2
Halton Region	70	165	6	0	30	50	0	41	106	256	-58.6
Burlington	3	0	0	0	0	4	0	14	3	18	-83.3
Halton Hills	7	13	0	0	0	4	0	0	7	17	-58.8
Milton	37	70	0	0	0	18	0	0	37	88	-58.0
Oakville	23	82	6	0	30	24	0	27	59	133	-55.6
Durham Region	113	144	8	10	83	27	90	74	294	255	15.3
Ajax	18	13	0	0	0	0	0	0	18	13	38.5
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	34	42	0	0	26	4	2	0	62	46	34.8
Oshawa	31	51	6	10	50	0	25	74	112	135	-17.0
Pickering	5	3	0	0	0	10	0	0	5	13	-61.5
Scugog	2	8	0	0	0	0	0	0	2	8	-75.0
Uxbridge	3	0	2	0	0	0	0	0	5	0	n/a
Whitby	20	25	0	0	7	13	63	0	90	38	136.8
Remainder of Toronto CMA	129	75	10	2	41	4	0	0	180	81	122.2
Bradford West Gwillimbury	24	27	2	2	10	0	0	0	36	29	24.1
Town of Mono	27	21	0	0	0	0	0	0	27	21	28.6
New Tecumseth	78	25	8	0	24	4	0	0	110	29	**
Orangeville	0	2	0	0	7	0	0	0	7	2	**
Toronto CMA	984	860	62	114	473	396	1,658	355	3,177	1,725	84.2
Oshawa CMA	85	118	6	10	83	17	90	74	264	219	20.5
Greater Toronto Area (GTA)	945	913	58	122	515	413	1,748	443	3,266	1,891	72.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	376	242	6	62	89	59	6,427	4,170	6,898	4,533	52.2
Toronto	57	43	2	4	7	3	4,528	2,121	4,594	2,171	111.6
East York	21	18	2	0	0	0	316	0	339	18	**
Etobicoke	121	56	0	2	66	0	448	543	635	601	5.7
North York	142	101	0	54	16	29	958	1,108	1,116	1,292	-13.6
Scarborough	22	10	0	0	0	27	16	398	38	435	-91.3
York	13	14	2	2	0	0	161	0	176	16	**
York Region	1,125	1,003	102	72	598	721	111	865	1,936	2,661	-27.2
Aurora	211	214	68	4	211	153	0	35	490	406	20.7
East Gwillimbury	29	103	0	0	0	0	0	0	29	103	-71.8
Georgina Township	124	67	0	2	20	6	0	0	144	75	92.0
King Township	148	60	2	0	18	7	0	0	168	67	150.7
Markham	87	120	4	18	122	81	0	168	213	387	-45.0
Newmarket	94	84	6	14	23	13	0	0	123	111	10.8
Richmond Hill	117	76	12	0	73	103	0	652	202	831	-75.7
Vaughan	247	262	10	34	120	162	111	0	488	458	6.6
Whitchurch-Stouffville	68	17	0	0	11	196	0	10	79	223	-64.6
Peel Region	1,639	1,133	222	258	684	774	1,155	562	3,700	2,727	35.7
Brampton	1,378	919	186	178	447	700	188	412	2,199	2,209	-0.5
Caledon	212	160	24	40	107	62	0	0	343	262	30.9
Mississauga	49	54	12	40	130	12	967	150	1,158	256	**
Halton Region	351	495	34	2	299	195	789	235	1,473	927	58.9
Burlington	22	12	0	0	13	10	222	22	257	44	**
Halton Hills	20	149	0	0	11	12	0	0	31	161	-80.7
Milton	126	198	0	2	40	37	186	0	352	237	48.5
Oakville	183	136	34	0	235	136	381	213	833	485	71.8
Durham Region	569	589	44	24	361	283	367	198	1,341	1,094	22.6
Ajax	96	66	6	0	32	18	0	0	134	84	59.5
Brock	2	6	0	0	0	0	0	0	2	6	-66.7
Clarington	176	136	0	0	70	77	43	0	289	213	35.7
Oshawa	128	227	18	16	154	66	29	198	329	507	-35.1
Pickering	57	56	4	6	0	10	169	0	230	72	**
Scugog	4	17	0	0	0	0	0	0	4	17	-76.5
Uxbridge	34	21	8	2	44	0	0	0	86	23	**
Whitby	72	60	8	0	61	112	126	0	267	172	55.2
Remainder of Toronto CMA	428	332	46	10	144	4	0	1	618	347	78.1
Bradford West Gwillimbury	178	117	30	2	32	0	0	0	240	119	101.7
Town of Mono	37	76	0	0	0	0	0	1	37	77	-51.9
New Tecumseth	212	125	16	8	97	4	0	0	325	137	137.2
Orangeville	1	14	0	0	15	0	0	0	16	14	14.3
Toronto CMA	4,084	3,336	428	412	1,877	1,771	8,429	5,811	14,818	11,330	30.8
Oshawa CMA	376	423	26	16	285	255	198	198	885	892	-0.8
Greater Toronto Area (GTA)	4,060	3,462	408	418	2,031	2,032	8,849	6,030	15,348	11,942	28.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Toronto City	0	0	0	0	1,658	0	0	0
Toronto	0	0	0	0	531	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	448	0	0	0
North York	0	0	0	0	522	0	0	0
Scarborough	0	0	0	0	16	0	0	0
York	0	0	0	0	141	0	0	0
York Region	226	185	0	0	0	178	0	0
Aurora	95	99	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	45	27	0	0	0	168	0	0
Newmarket	11	0	0	0	0	0	0	0
Richmond Hill	28	0	0	0	0	0	0	0
Vaughan	39	26	0	0	0	0	0	0
Whitchurch-Stouffville	0	29	0	0	0	10	0	0
Peel Region	176	151	0	0	0	150	0	0
Brampton	137	148	0	0	0	0	0	0
Caledon	27	0	0	0	0	0	0	0
Mississauga	12	3	0	0	0	150	0	0
Halton Region	30	50	0	0	0	41	0	0
Burlington	0	4	0	0	0	14	0	0
Halton Hills	0	4	0	0	0	0	0	0
Milton	0	18	0	0	0	0	0	0
Oakville	30	24	0	0	0	27	0	0
Durham Region	83	27	0	0	63	0	27	74
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	26	4	0	0	0	0	2	0
Oshawa	50	0	0	0	0	0	25	74
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	13	0	0	63	0	0	0
Remainder of Toronto CMA	41	4	0	0	0	0	0	0
Bradford West Gwillimbury	10	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	24	4	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	473	396	0	0	1,658	355	0	0
Oshawa CMA	83	17	0	0	63	0	27	74
Greater Toronto Area (GTA)	515	413	0	0	1,721	369	27	74

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	73	59	16	0	5,951	3,937	476	233
Toronto	7	3	0	0	4,052	1,908	476	213
East York	0	0	0	0	316	0	0	0
Etobicoke	66	0	0	0	448	543	0	0
North York	0	29	16	0	958	1,088	0	20
Scarborough	0	27	0	0	16	398	0	0
York	0	0	0	0	161	0	0	0
York Region	598	721	0	0	78	663	33	202
Aurora	211	153	0	0	0	35	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	20	6	0	0	0	0	0	0
King Township	18	7	0	0	0	0	0	0
Markham	122	81	0	0	0	168	0	0
Newmarket	23	13	0	0	0	0	0	0
Richmond Hill	73	103	0	0	0	450	0	202
Vaughan	120	162	0	0	78	0	33	0
Whitchurch-Stouffville	11	196	0	0	0	10	0	0
Peel Region	684	774	0	0	819	281	336	281
Brampton	447	700	0	0	176	131	12	281
Caledon	107	62	0	0	0	0	0	0
Mississauga	130	12	0	0	643	150	324	0
Halton Region	299	195	0	0	789	235	0	0
Burlington	13	10	0	0	222	22	0	0
Halton Hills	11	12	0	0	0	0	0	0
Milton	40	37	0	0	186	0	0	0
Oakville	235	136	0	0	381	213	0	0
Durham Region	361	283	0	0	334	0	33	198
Ajax	32	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	70	77	0	0	39	0	4	0
Oshawa	154	66	0	0	0	0	29	198
Pickering	0	10	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	61	112	0	0	126	0	0	0
Remainder of Toronto CMA	144	4	0	0	0	0	0	1
Bradford West Gwillimbury	32	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	97	4	0	0	0	0	0	0
Orangeville	15	0	0	0	0	0	0	0
Toronto CMA	1,861	1,771	16	0	7,584	5,094	845	717
Oshawa CMA	285	255	0	0	165	0	33	198
Greater Toronto Area (GTA)	2,015	2,032	16	0	7,971	5,116	878	914

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Toronto City	92	51	1,658	0	0	0	1,750	51
Toronto	18	10	531	0	0	0	549	10
East York	6	0	0	0	0	0	6	0
Etobicoke	16	7	448	0	0	0	464	7
North York	43	28	522	0	0	0	565	28
Scarborough	4	4	16	0	0	0	20	4
York	5	2	141	0	0	0	146	2
York Region	491	477	12	198	0	0	503	675
Aurora	157	138	0	0	0	0	157	138
East Gwillimbury	10	42	0	0	0	0	10	42
Georgina Township	48	12	0	0	0	0	48	12
King Township	32	23	0	4	0	0	32	27
Markham	47	60	0	168	0	0	47	228
Newmarket	29	25	0	0	0	0	29	25
Richmond Hill	60	7	12	0	0	0	72	7
Vaughan	96	154	0	0	0	0	96	154
Whitchurch-Stouffville	12	16	0	26	0	0	12	42
Peel Region	613	464	0	190	0	0	613	654
Brampton	514	376	0	40	0	0	514	416
Caledon	72	42	0	0	0	0	72	42
Mississauga	27	46	0	150	0	0	27	196
Halton Region	106	211	0	45	0	0	106	256
Burlington	3	0	0	18	0	0	3	18
Halton Hills	7	17	0	0	0	0	7	17
Milton	37	88	0	0	0	0	37	88
Oakville	59	106	0	27	0	0	59	133
Durham Region	197	173	70	8	27	74	294	255
Ajax	18	13	0	0	0	0	18	13
Brock	0	2	0	0	0	0	0	2
Clarington	60	46	0	0	2	0	62	46
Oshawa	87	61	0	0	25	74	112	135
Pickering	5	13	0	0	0	0	5	13
Scugog	2	8	0	0	0	0	2	8
Uxbridge	5	0	0	0	0	0	5	0
Whitby	20	30	70	8	0	0	90	38
Remainder of Toronto CMA	180	80	0	1	0	0	180	81
Bradford West Gwillimbury	36	29	0	0	0	0	36	29
Town of Mono	27	21	0	0	0	0	27	21
New Tecumseth	110	28	0	1	0	0	110	29
Orangeville	7	2	0	0	0	0	7	2
Toronto CMA	1,507	1,309	1,670	416	0	0	3,177	1,725
Oshawa CMA	167	137	70	8	27	74	264	219
Greater Toronto Area (GTA)	1,499	1,376	1,740	441	27	74	3,266	1,891

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	389	330	6,017	3,970	492	233	6,898	4,533
Toronto	66	47	4,052	1,911	476	213	4,594	2,171
East York	23	18	316	0	0	0	339	18
Etobicoke	121	58	514	543	0	0	635	601
North York	142	154	958	1,118	16	20	1,116	1,292
Scarborough	22	37	16	398	0	0	38	435
York	15	16	161	0	0	0	176	16
York Region	1,785	1,553	118	906	33	202	1,936	2,661
Aurora	490	371	0	35	0	0	490	406
East Gwillimbury	29	103	0	0	0	0	29	103
Georgina Township	144	75	0	0	0	0	144	75
King Township	168	60	0	7	0	0	168	67
Markham	213	219	0	168	0	0	213	387
Newmarket	123	98	0	13	0	0	123	111
Richmond Hill	180	179	22	450	0	202	202	831
Vaughan	359	316	96	142	33	0	488	458
Whitchurch-Stouffville	79	132	0	91	0	0	79	223
Peel Region	2,595	2,088	769	358	336	281	3,700	2,727
Brampton	2,061	1,729	126	199	12	281	2,199	2,209
Caledon	343	262	0	0	0	0	343	262
Mississauga	191	97	643	159	324	0	1,158	256
Halton Region	680	672	793	255	0	0	1,473	927
Burlington	22	12	235	32	0	0	257	44
Halton Hills	31	161	0	0	0	0	31	161
Milton	166	237	186	0	0	0	352	237
Oakville	461	262	372	223	0	0	833	485
Durham Region	873	776	435	120	33	198	1,341	1,094
Ajax	114	66	20	18	0	0	134	84
Brock	2	6	0	0	0	0	2	6
Clarington	210	197	75	16	4	0	289	213
Oshawa	300	309	0	0	29	198	329	507
Pickering	61	72	169	0	0	0	230	72
Scugog	4	17	0	0	0	0	4	17
Uxbridge	85	23	1	0	0	0	86	23
Whitby	97	86	170	86	0	0	267	172
Remainder of Toronto CMA	615	336	3	10	0	1	618	347
Bradford West Gwillimbury	240	119	0	0	0	0	240	119
Town of Mono	37	76	0	0	0	1	37	77
New Tecumseth	322	127	3	10	0	0	325	137
Orangeville	16	14	0	0	0	0	16	14
Toronto CMA	6,302	5,128	7,655	5,485	861	717	14,818	11,330
Oshawa CMA	607	592	245	102	33	198	885	892
Greater Toronto Area (GTA)	6,322	5,419	8,132	5,609	894	914	15,348	11,942

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2017	0	0.0	0	0.0	0	0.0	5	10.0	45	90.0	50	2,000,000	2,194,280
April 2016	0	0.0	0	0.0	0	0.0	2	3.4	57	96.6	59	2,150,000	2,177,051
Year-to-date 2017	0	0.0	0	0.0	1	0.3	57	19.0	242	80.7	300	1,965,000	1,887,939
Year-to-date 2016	1	0.4	0	0.0	7	3.1	14	6.2	203	90.2	225	2,100,000	2,040,128
Toronto													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	-	-
East York													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Etobicoke													
April 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	40	41.7	56	58.3	96	930,000	939,384
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	-	1,685,000
North York													
April 2017	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	-	-
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.8	123	99.2	124	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.9	0	0.0	116	99.1	117	-	1,938,462
Scarborough													
April 2017	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
April 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	10	35.7	18	64.3	28	-	-
Year-to-date 2016	1	11.1	0	0.0	4	44.4	3	33.3	1	11.1	9	-	-
York													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2017	10	3.6	42	15.1	21	7.6	44	15.8	161	57.9	278	1,165,000	1,265,414
April 2016	28	10.3	44	16.1	53	19.4	50	18.3	98	35.9	273	850,000	923,312
Year-to-date 2017	27	2.4	143	12.8	155	13.8	238	21.2	558	49.8	1,121	1,000,000	1,195,319
Year-to-date 2016	76	7.6	153	15.3	199	19.8	262	26.1	313	31.2	1,003	850,000	949,047
Aurora													
April 2017	0	0.0	0	0.0	1	2.1	8	16.7	39	81.3	48	1,330,000	1,256,053
April 2016	0	0.0	0	0.0	1	2.6	7	17.9	31	79.5	39	1,130,000	1,083,580
Year-to-date 2017	0	0.0	0	0.0	28	13.3	79	37.4	104	49.3	211	990,000	1,083,351
Year-to-date 2016	0	0.0	0	0.0	37	17.1	133	61.6	46	21.3	216	865,000	914,445
East Gwillimbury													
April 2017	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	602,500	598,590
April 2016	18	42.9	13	31.0	11	26.2	0	0.0	0	0.0	42	610,000	562,585
Year-to-date 2017	2	6.9	19	65.5	7	24.1	1	3.4	0	0.0	29	610,000	638,150
Year-to-date 2016	33	32.0	51	49.5	18	17.5	0	0.0	1	1.0	103	610,000	578,611
Georgina Township													
April 2017	10	25.0	26	65.0	3	7.5	0	0.0	1	2.5	40	565,000	592,689
April 2016	4	40.0	4	40.0	0	0.0	1	10.0	1	10.0	10	-	-
Year-to-date 2017	25	20.2	88	71.0	6	4.8	4	3.2	1	0.8	124	570,000	578,941
Year-to-date 2016	27	40.3	33	49.3	2	3.0	3	4.5	2	3.0	67	-	573,413
King Township													
April 2017	0	0.0	0	0.0	1	3.0	4	12.1	28	84.8	33	1,200,000	1,254,746
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,410,000	1,489,878
Year-to-date 2017	0	0.0	0	0.0	8	5.3	26	17.3	116	77.3	150	1,152,500	1,358,777
Year-to-date 2016	0	0.0	0	0.0	1	1.6	6	9.7	55	88.7	62	1,410,000	1,437,636
Markham													
April 2017	0	0.0	0	0.0	0	0.0	17	68.0	8	32.0	25	950,000	1,139,756
April 2016	4	14.3	7	25.0	10	35.7	3	10.7	4	14.3	28	760,000	802,128
Year-to-date 2017	0	0.0	0	0.0	2	2.4	44	53.0	37	44.6	83	990,000	1,673,004
Year-to-date 2016	14	12.1	23	19.8	33	28.4	11	9.5	35	30.2	116	760,000	925,643
Newmarket													
April 2017	0	0.0	3	16.7	7	38.9	6	33.3	2	11.1	18	795,000	792,460
April 2016	0	0.0	4	23.5	1	5.9	6	35.3	6	35.3	17	895,000	877,055
Year-to-date 2017	0	0.0	16	17.0	45	47.9	16	17.0	17	18.1	94	777,500	797,854
Year-to-date 2016	0	0.0	15	17.9	30	35.7	31	36.9	8	9.5	84	792,500	797,096
Richmond Hill													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,640,000	2,335,139
April 2016	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	1,242,113
Year-to-date 2017	0	0.0	0	0.0	8	6.8	0	0.0	109	93.2	117	1,580,000	1,921,965
Year-to-date 2016	0	0.0	0	0.0	12	15.8	30	39.5	34	44.7	76	955,000	1,287,486
Vaughan													
April 2017	0	0.0	0	0.0	0	0.0	9	16.1	47	83.9	56	1,452,500	1,512,114
April 2016	1	1.0	15	14.4	30	28.8	30	28.8	28	26.9	104	845,000	902,321
Year-to-date 2017	0	0.0	0	0.0	5	2.0	67	27.2	174	70.7	246	1,195,000	1,347,900
Year-to-date 2016	1	0.4	23	8.8	64	24.5	47	18.0	126	48.3	261	975,000	1,007,265
Whitchurch-Stouffville													
April 2017	0	0.0	3	25.0	9	75.0	0	0.0	0	0.0	12	765,000	741,073
April 2016	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	0.0	20	29.9	46	68.7	1	1.5	0	0.0	67	715,000	695,900
Year-to-date 2016	1	5.6	8	44.4	2	11.1	1	5.6	6	33.3	18	-	911,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2017	35	8.4	170	40.6	136	32.5	50	11.9	28	6.7	419	650,000	707,667
April 2016	11	4.0	86	31.0	113	40.8	36	13.0	31	11.2	277	680,000	762,037
Year-to-date 2017	120	7.3	530	32.4	618	37.8	262	16.0	107	6.5	1,637	680,000	722,868
Year-to-date 2016	97	8.5	399	34.8	403	35.2	162	14.1	85	7.4	1,146	670,000	720,801
Brampton													
April 2017	34	9.5	162	45.1	111	30.9	39	10.9	13	3.6	359	640,000	665,234
April 2016	11	4.8	85	37.0	76	33.0	36	15.7	22	9.6	230	670,000	734,252
Year-to-date 2017	118	8.6	504	36.6	480	34.9	229	16.6	46	3.3	1,377	665,000	686,815
Year-to-date 2016	95	10.2	382	41.0	283	30.4	134	14.4	38	4.1	932	645,000	680,390
Caledon													
April 2017	1	2.2	8	17.8	25	55.6	10	22.2	1	2.2	45	725,000	740,300
April 2016	0	0.0	1	2.6	37	97.4	0	0.0	0	0.0	38	685,000	687,268
Year-to-date 2017	2	0.9	26	12.3	138	65.4	29	13.7	16	7.6	211	725,000	771,735
Year-to-date 2016	2	1.3	17	10.6	120	75.0	8	5.0	13	8.1	160	685,000	743,340
Mississauga													
April 2017	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,400,000	1,625,327
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	1,787,778
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	8.2	45	91.8	49	1,400,000	1,525,610
Year-to-date 2016	0	0.0	0	0.0	0	0.0	20	37.0	34	63.0	54	1,050,000	1,351,480
Halton Region													
April 2017	0	0.0	0	0.0	17	23.0	43	58.1	14	18.9	74	885,000	995,107
April 2016	0	0.0	44	26.5	47	28.3	55	33.1	20	12.0	166	790,000	960,045
Year-to-date 2017	1	0.3	11	3.1	77	21.8	140	39.5	125	35.3	354	885,000	1,263,936
Year-to-date 2016	1	0.2	127	25.4	160	32.0	135	27.0	77	15.4	500	780,000	918,187
Burlington													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
Year-to-date 2016	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	-	-
Halton Hills													
April 2017	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	-	865,900
April 2016	0	0.0	3	23.1	6	46.2	4	30.8	0	0.0	13	790,000	781,831
Year-to-date 2017	0	0.0	0	0.0	2	10.0	15	75.0	3	15.0	20	-	1,055,617
Year-to-date 2016	0	0.0	14	9.4	72	48.3	63	42.3	0	0.0	149	790,000	789,194
Milton													
April 2017	0	0.0	0	0.0	14	37.8	22	59.5	1	2.7	37	860,000	855,989
April 2016	0	0.0	41	58.6	21	30.0	8	11.4	0	0.0	70	630,000	661,152
Year-to-date 2017	0	0.0	11	8.7	59	46.8	55	43.7	1	0.8	126	790,000	807,620
Year-to-date 2016	1	0.5	113	57.1	66	33.3	15	7.6	3	1.5	198	645,000	673,222
Oakville													
April 2017	0	0.0	0	0.0	3	11.1	14	51.9	10	37.0	27	885,000	1,219,249
April 2016	0	0.0	0	0.0	20	24.1	43	51.8	20	24.1	83	885,000	1,240,037
Year-to-date 2017	1	0.5	0	0.0	16	8.6	70	37.8	98	53.0	185	1,000,000	1,590,059
Year-to-date 2016	0	0.0	0	0.0	20	14.3	55	39.3	65	46.4	140	962,500	1,401,921

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2017	37	33.9	34	31.2	22	20.2	11	10.1	5	4.6	109	510,000	540,123
April 2016	62	48.8	47	37.0	10	7.9	7	5.5	1	0.8	127	500,000	528,028
Year-to-date 2017	189	34.7	183	33.6	103	18.9	55	10.1	14	2.6	544	537,500	575,028
Year-to-date 2016	232	41.9	214	38.6	86	15.5	19	3.4	3	0.5	554	520,000	539,286
Ajax													
April 2017	0	0.0	5	29.4	12	70.6	0	0.0	0	0.0	17	655,000	644,761
April 2016	0	0.0	12	92.3	1	7.7	0	0.0	0	0.0	13	580,000	595,212
Year-to-date 2017	0	0.0	42	50.0	42	50.0	0	0.0	0	0.0	84	655,000	639,115
Year-to-date 2016	4	6.2	39	60.0	22	33.8	0	0.0	0	0.0	65	600,000	606,711
Brock													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
April 2017	18	54.5	11	33.3	3	9.1	1	3.0	0	0.0	33	490,000	518,273
April 2016	21	58.3	14	38.9	0	0.0	1	2.8	0	0.0	36	480,000	495,741
Year-to-date 2017	108	62.8	53	30.8	9	5.2	1	0.6	1	0.6	172	480,000	498,494
Year-to-date 2016	65	51.6	55	43.7	3	2.4	3	2.4	0	0.0	126	495,000	495,978
Oshawa													
April 2017	16	51.6	14	45.2	0	0.0	1	3.2	0	0.0	31	490,000	506,000
April 2016	26	51.0	20	39.2	3	5.9	2	3.9	0	0.0	51	500,000	510,647
Year-to-date 2017	48	38.1	68	54.0	8	6.3	2	1.6	0	0.0	126	510,000	527,413
Year-to-date 2016	121	53.3	94	41.4	10	4.4	2	0.9	0	0.0	227	490,000	501,704
Pickering													
April 2017	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	-
April 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2017	2	3.6	4	7.1	20	35.7	23	41.1	7	12.5	56	825,000	817,250
Year-to-date 2016	2	3.6	15	26.8	32	57.1	7	12.5	0	0.0	56	700,000	685,392
Scugog													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
April 2017	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	24	70.6	4	11.8	1	2.9	5	14.7	0	0.0	34	320,000	422,906
Year-to-date 2016	16	76.2	4	19.0	0	0.0	1	4.8	0	0.0	21	390,000	414,689
Whitby													
April 2017	1	5.0	3	15.0	6	30.0	8	40.0	2	10.0	20	-	-
April 2016	15	62.5	0	0.0	5	20.8	3	12.5	1	4.2	24	405,000	577,000
Year-to-date 2017	7	9.7	12	16.7	23	31.9	24	33.3	6	8.3	72	650,000	758,452
Year-to-date 2016	24	40.7	7	11.9	19	32.2	6	10.2	3	5.1	59	490,000	632,568

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2017	31	27.7	55	49.1	13	11.6	12	10.7	1	0.9	112	552,500	584,799
April 2016	22	28.6	36	46.8	16	20.8	2	2.6	1	1.3	77	537,500	546,194
Year-to-date 2017	92	22.4	280	68.1	24	5.8	14	3.4	1	0.2	411	550,000	550,379
Year-to-date 2016	76	24.1	176	55.9	52	16.5	9	2.9	2	0.6	315	550,000	563,697
Bradford West Gwillimbury													
April 2017	1	6.7	13	86.7	0	0.0	1	6.7	0	0.0	15	590,000	603,790
April 2016	16	59.3	11	40.7	0	0.0	0	0.0	0	0.0	27	500,000	532,101
Year-to-date 2017	20	11.8	144	85.2	4	2.4	1	0.6	0	0.0	169	585,000	570,717
Year-to-date 2016	32	29.6	72	66.7	4	3.7	0	0.0	0	0.0	108	575,000	559,934
Town of Mono													
April 2017	1	3.7	3	11.1	11	40.7	11	40.7	1	3.7	27	800,000	800,789
April 2016	1	4.8	5	23.8	13	61.9	2	9.5	0	0.0	21	-	-
Year-to-date 2017	1	2.7	4	10.8	18	48.6	13	35.1	1	2.7	37	800,000	800,789
Year-to-date 2016	11	14.5	26	34.2	30	39.5	8	10.5	1	1.3	76	-	630,744
New Tecumseth													
April 2017	29	41.4	39	55.7	2	2.9	0	0.0	0	0.0	70	505,000	497,419
April 2016	5	18.5	20	74.1	1	3.7	0	0.0	1	3.7	27	550,000	560,286
Year-to-date 2017	71	34.8	131	64.2	2	1.0	0	0.0	0	0.0	204	510,000	500,388
Year-to-date 2016	29	24.8	75	64.1	12	10.3	0	0.0	1	0.9	117	535,000	541,383
Orangeville													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	-
Toronto CMA													
April 2017	78	8.2	273	28.6	200	20.9	155	16.2	249	26.1	955	730,000	955,101
April 2016	61	7.0	223	25.7	231	26.6	146	16.8	207	23.8	868	745,000	925,125
Year-to-date 2017	266	6.7	1,014	25.5	938	23.6	739	18.6	1,017	25.6	3,974	755,000	969,156
Year-to-date 2016	273	8.2	913	27.5	873	26.3	588	17.7	671	20.2	3,318	715,000	885,218
Oshawa CMA													
April 2017	35	41.7	28	33.3	9	10.7	10	11.9	2	2.4	84	510,000	580,107
April 2016	62	55.9	34	30.6	8	7.2	6	5.4	1	0.9	111	480,000	520,159
Year-to-date 2017	163	44.1	133	35.9	40	10.8	27	7.3	7	1.9	370	510,000	560,954
Year-to-date 2016	210	51.0	156	37.9	32	7.8	11	2.7	3	0.7	412	495,000	518,230
Greater Toronto Area													
April 2017	82	8.8	246	26.5	196	21.1	153	16.5	253	27.2	930	732,500	970,427
April 2016	101	11.2	221	24.5	223	24.7	150	16.6	207	22.9	902	717,500	907,939
Year-to-date 2017	337	8.5	867	21.9	954	24.1	752	19.0	1,046	26.4	3,956	760,000	976,048
Year-to-date 2016	407	11.9	893	26.1	855	24.9	592	17.3	681	19.9	3,428	710,000	874,433

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	2,194,280	2,177,051	0.8	1,887,939	2,040,128	-7.5
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	939,384	1,685,000	-44.3
North York	-	-	n/a	-	1,938,462	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,265,414	923,312	37.1	1,195,319	949,047	25.9
Aurora	1,256,053	1,083,580	15.9	1,083,351	914,445	18.5
East Gwillimbury	598,590	562,585	6.4	638,150	578,611	10.3
Georgina Township	592,689	-	n/a	578,941	573,413	1.0
King Township	1,254,746	1,489,878	-15.8	1,358,777	1,437,636	-5.5
Markham	1,139,756	802,128	42.1	1,673,004	925,643	80.7
Newmarket	792,460	877,055	-9.6	797,854	797,096	0.1
Richmond Hill	2,335,139	1,242,113	88.0	1,921,965	1,287,486	49.3
Vaughan	1,512,114	902,321	67.6	1,347,900	1,007,265	33.8
Whitchurch-Stouffville	741,073	-	n/a	695,900	911,833	-23.7
Peel Region	707,667	762,037	-7.1	722,868	720,801	0.3
Brampton	665,234	734,252	-9.4	686,815	680,390	0.9
Caledon	740,300	687,268	7.7	771,735	743,340	3.8
Mississauga	1,625,327	1,787,778	-9.1	1,525,610	1,351,480	12.9
Halton Region	995,107	960,045	3.7	1,263,936	918,187	37.7
Burlington	-	-	n/a	-	-	n/a
Halton Hills	865,900	781,831	10.8	1,055,617	789,194	33.8
Milton	855,989	661,152	29.5	807,620	673,222	20.0
Oakville	1,219,249	1,240,037	-1.7	1,590,059	1,401,921	13.4
Durham Region	540,123	528,028	2.3	575,028	539,286	6.6
Ajax	644,761	595,212	8.3	639,115	606,711	5.3
Brock	-	-	n/a	-	-	n/a
Clarington	518,273	495,741	4.5	498,494	495,978	0.5
Oshawa	506,000	510,647	-0.9	527,413	501,704	5.1
Pickering	-	-	n/a	817,250	685,392	19.2
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	414,689	2.0
Whitby	-	577,000	n/a	758,452	632,568	19.9
Remainder of Toronto CMA	584,799	546,194	7.1	550,379	563,697	-2.4
Bradford West Gwillimbury	603,790	532,101	13.5	570,717	559,934	1.9
Town of Mono	800,789	-	n/a	800,789	630,744	27.0
New Tecumseth	497,419	560,286	-11.2	500,388	541,383	-7.6
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	955,101	925,125	3.2	969,156	885,218	9.5
Oshawa CMA	580,107	520,159	11.5	560,954	518,230	8.2
Greater Toronto Area (GTA)	970,427	907,939	6.9	976,048	874,433	11.6

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

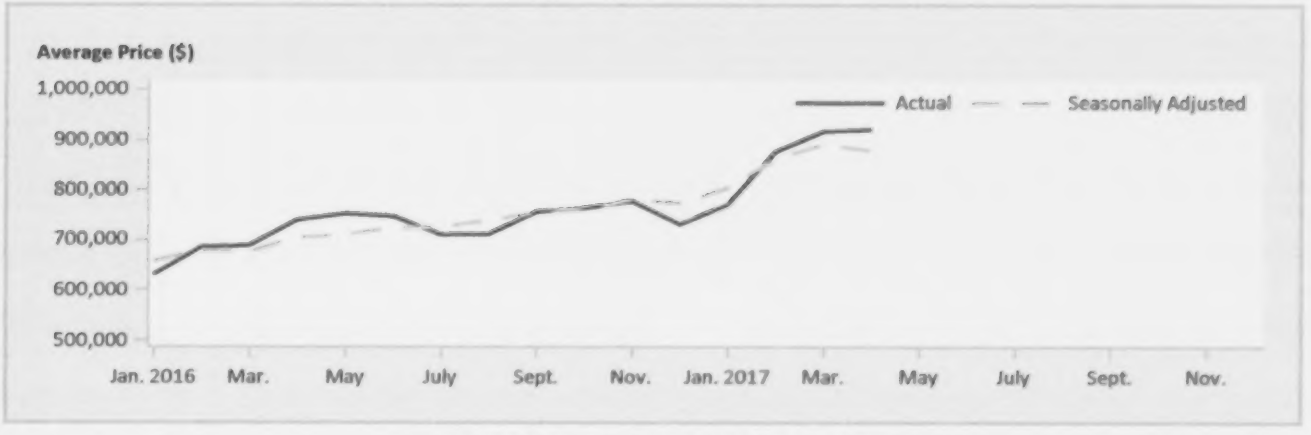


Figure 5.2a: MLS® Residential Sales for Toronto

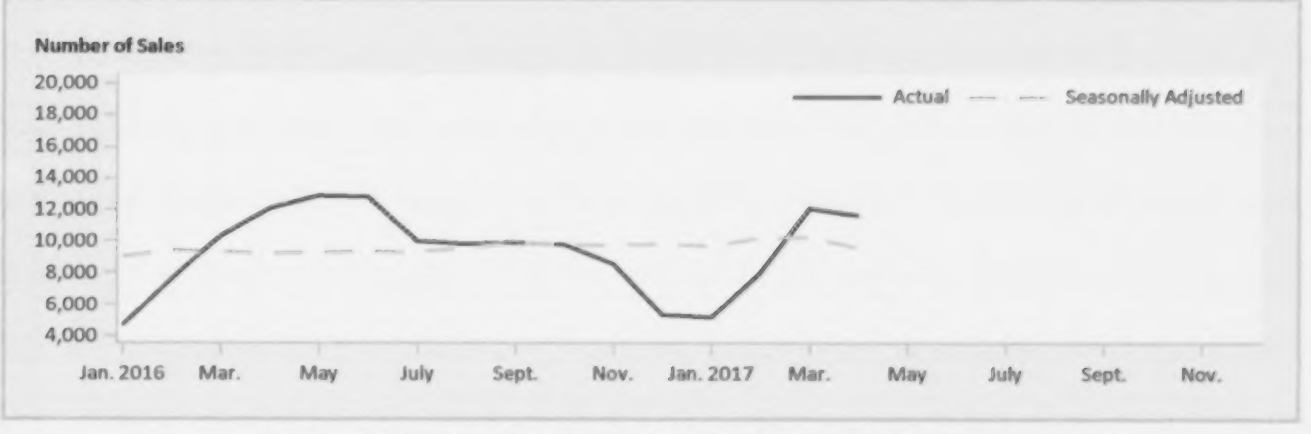


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

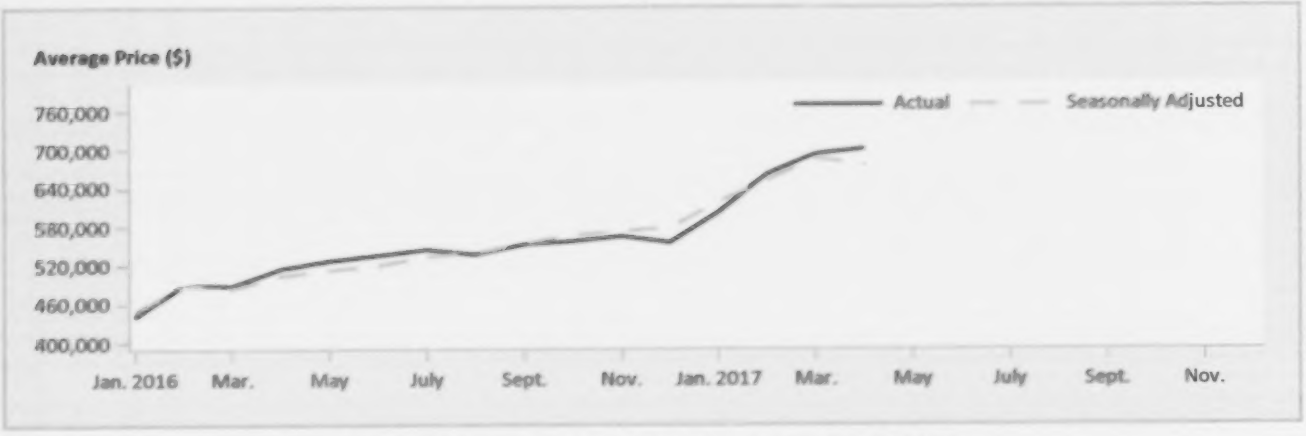


Figure 5.2b: MLS® Residential Sales for Durham Region

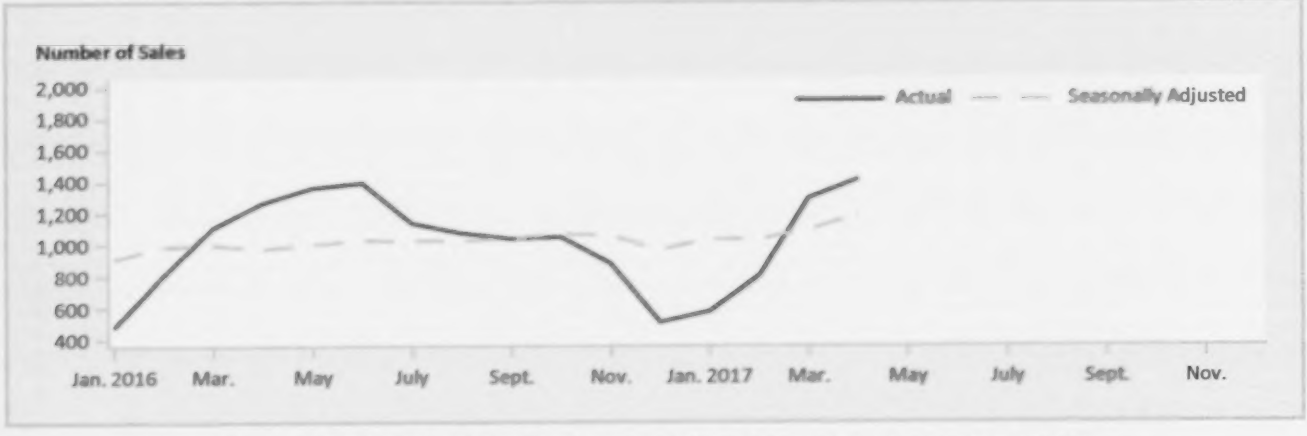


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
April 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	93.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	93.5	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	94.2	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	96.0	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	96.4	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	97.4	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	98.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	98.3	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	99.6	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	100.0	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	100.0	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64	100.2	132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,233	7.1	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,246	7.1	66.5	970
	April	561	3.14	4.64		133.6	3,255	6.9	66.4	976
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	92.8	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	93.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	93.5	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	94.2	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	96.0	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	96.4	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	97.4	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	98.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	98.3	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	99.6	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	100.0	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	100.0	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.7	5.7	68.0	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64		133.6	206.2	6.1	66.4	1,073
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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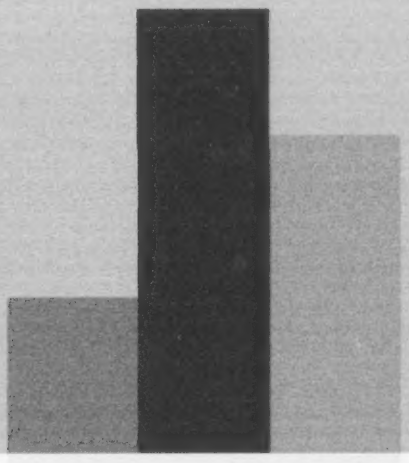

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